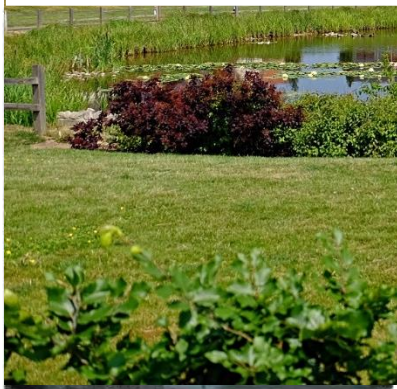


# Site Appraisal Paper



### ADVISORY NOTE

This paper has been prepared as technical evidence to support the Council's new Local Plan. It is not a statement of Council policy and does not bind the Council to any particular course of action.

It is advisory and is without prejudice to further consideration of any related matters by Council.

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## Purpose of the Topic Paper

1. Rochford District Council (the Council) is in the process of preparing a new Local Plan for the District. The new Local Plan will form a strategy that delivers the right balance between allowing the places we live, work and visit to grow and ensuring places of special character are safeguarded and enhanced into the future. To achieve this, the new Local Plan will need to allocate sufficient land in appropriate locations to meet the District's growth needs, including across different types of housing, employment and community needs (such as local green spaces, schools and shopping areas).
2. As part of the evidence base for the new Local Plan, areas of land ('sites') with potential to be allocated for different uses have been assessed based on a detailed thematic methodology. This methodology provides a framework for assessing the relative sustainability of different sites and in doing so, begins to inform a process of identifying appropriate sites for allocation.
3. The SAP is not itself out to consultation but is intended to cross-relate to future consultations by providing an indication of the relative sustainability and suitability of different sites that could contribute to the Council's long-term planning strategy.
4. It is not the purpose of the SAP to arrive at a list of preferred sites, nor 'select' a list of final sites for allocation. However this process of site appraisal will help to inform decisions made about the Council's strategy, along with its vision and objectives, wider technical evidence and responses received to consultations.

## How does this relate to national policy?

5. National policy is clear that the planning system has three overarching objectives which are independent and need to be pursued in mutually supportive ways. These are:
  - An Economic Objectives
  - A Social Objective
  - An Environment Objective
6. The National Planning Policy Framework (NPPF) states that these three objectives should be delivered through the preparation and implementation of (Local) Plans. At the heart of the NPPF is a presumption in favour of sustainable development. For plan-making this means that:
  - a) Plans should positively seek opportunities to meet the development needs of their area and be sufficient flexible to adapt to rapid change;
  - b) (Strategic) Policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
    - i. The application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
    - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF
7. The NPPF is also clear that Plans should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
  - a) housing (including affordable housing), employment, retail, leisure and other commercial development;
  - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - c) community facilities (such as health, education and cultural infrastructure); and
  - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation
8. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (Paragraph 43). The NPPF also makes clear areas and circumstances where development should be restricted, and, by inference, therefore provides guidance on the types of areas that are likely to be more or less suitable for development.

9. Taken as a whole, the NPPF creates a clear requirement for Local Plans to identify an appropriate supply of land to meet the needs of their area over the course of the plan period. In practical terms this means identifying, and where appropriate allocating, areas of land that are suitable and deliverable for the purpose intended.
10. This Paper is intended to help ensure that the new Local Plan meets the objectives and requirements of the NPPF. The primary way in which this will be achieved is by providing an informed and evidenced assessment of the relative suitability and sustainability of different areas of land for different purposes, that can subsequently, along with other relevant considerations, inform the allocation of appropriate land that is suitable and deliverable for the purpose intended.
11. In August 2020, the Government published for consultation *Planning for the Future*, widely refer<sup>1</sup> to as the Planning White Paper. This document contained a range of proposed reforms to the planning system, including to the preparation, role and content of Local Plans. Whilst at the time of preparing this Paper the outcomes of this consultation are not known, the purpose of this Paper is considered to be compatible with the proposals put forward. Fundamentally the role of Local Plans as a means to zone different areas of land in a manner that reflects their suitability and deliverability for development and which is in proportion to the need for development in an area, is likely to remain in whole or in part. However, should any policy changes arising from the consultation create areas of incompatibility with the methodology employed in this Paper, these may need to be revisited in any future site appraisals.

How does this relate to regulatory impact assessments and the wider evidence base?

12. The SAP is not intended to fulfill the specific requirements of regulatory impact assessments such as the Sustainability Appraisal, Habitat Regulations Appraisal or Health Impact Assessment. Instead it is intended to act as a simple tool for assessing the relative sustainability and suitability of different areas of land for different purposes on the basis of a consistent methodology. It is not intended to justify the selection of any site or strategy. Nevertheless, the Council has engaged with AECOM, who are preparing the regulatory impact assessments for the new Local Plan, throughout the preparation of this SAP to ensure that it is aligned with such assessments as far as is possible.
13. The methodology used for site appraisal has sought to bring together and complements the wide range of existing evidence documents that have been prepared to inform the Local Plan, including:
  - Housing and Economic Land Availability Assessments (HELAAAs)
  - Green Belt Study
  - Settlement Role and Hierarchy Study
  - Landscape Character, Sensitivity and Capacity Study
  - Heritage Impact Assessment
  - Initial Transport Assessment
14. It is not the purpose of the SAP to reproduce or supersede these evidence documents. Where these documents include an assessment of sites based on a particular thematic criteria, these, or the most relevant criteria, have generally been duplicated in the SAP. A detailed explanation of the methodology used to determine such criteria will be contained in the relevant evidence document and not the SAP itself.

## How were criteria identified?

15. The SAP has utilised a range of criteria that allow for the relative suitability and sustainability of different sites to be assessed.
16. The starting point for these criteria were the emerging objectives of the new Local Plan and its Sustainability Appraisal. Appendix 2 sets out how these objectives relate to one another and identifies a series of themes from which site appraisal criteria have been derived. Information relating to how these themes relate to specific criteria are set out in the Methodology chapter.
17. Not all objectives will require assessment themes or criteria to be identified; this includes objectives which do not have a strict spatial element such that all sites are likely to perform equally against an objective. For example, objectives relating to housing mix do not directly relate to an assessment theme or criteria given that, in principle, all sites could achieve a satisfactory housing mix if policy required it.
18. Similarly there may be certain themes or criteria which are relevant to assessment but where a lack of reliable information, or lack of spatial variation, means it is not possible to incorporate into the SAP. Specific examples of potential criteria that have not been included are set out in the methodology section.
19. Where possible, criteria have been derived from existing thematic assessments in the evidence base, including the HELAA, Green Belt Study, Landscape Character, Sensitivity and Capacity Study, Heritage Impact Assessment and Initial Transport Assessment. These have been supplemented by a small number of other criteria on themes within the plan and SA objectives that have not yet been directly assessed in the evidence base, including air quality, regeneration and infrastructure.
20. The methodologies employed in these thematic assessments, and therefore in this SAP, have followed relevant national policy, guidance and standing advice from statutory consultees and infrastructure providers. Where no such policy, guidance or advice is available, the criteria has always sought to take a 'common sense' approach based on the objectives of the plan and successful comparators elsewhere.
21. The source or justification for each criteria is set out in the methodology section.

## Limitations of SAP

22. As explained above, the purpose of this SAP is not to arrive at a preferred list of sites, nor to justify the selection of any particular strategy or site. Any strategy or site selection process that follows through the plan-making process will require consideration of a broader range of issues which are not exhaustively set out within this paper.
23. Similarly, there are a number of limitations to the SAP that should be acknowledged in seeking to interpret the outcomes of individual site assessments; these are summarised below.
- i. The criteria used in the SAP have been designed to capture enough relevant information to consider the relative suitability and sustainability of different sites on specific themes. However, the inclusion of a greater or lesser number of criteria within a theme is not indicative of the relative importance of that theme to the overall assessment. More generally, no weighting has been applied to the individual criteria. It will be for the future stages of the plan-making process to consider all relevant matters necessary to determine an appropriate strategy, and list of site allocations, to be taken forward.
  - ii. Similarly, the criteria do not attempt to capture every aspect of the subjective 'planning judgement' required to determine how a certain site option will perform as part of an overall strategy. It does not follow, therefore, that better performance against a larger number of criteria or themes automatically makes a site a 'better' option. The methodology, may, however provide justification for discounting certain sites from further consideration where performance against one or more criteria is so poor that a site could clearly not deliver sustainable development.
  - iii. The methodology has sought to identify the likelihood and scale of impacts, both positive and negative, of developing different sites. Whilst in most cases there is a logical relationship between the likelihood and scale of (negative) impacts and the cost/ease of mitigating them, the methodology has generally not sought to present a conclusive view on the ability to mitigate negative impacts relating to any one site. It may therefore be that sites with very negative impacts could have these impacts fully mitigated, whilst a site with marginally negative impacts is incapable of being mitigated. Where appropriate, further assessment may be required through the plan-making process to ensure the eventual strategy takes full account of necessary mitigation.
  - iv. The methodology has sought to assess the relative suitability and sustainability of discrete sites based on defined boundaries. These boundaries may reflect a variety of factors including land ownership, geographical features, maps submitted as part of the Call for Sites and 'red line boundaries' used in previous planning applications. As many of the criteria are spatial, it is recognised that it may be possible to yield different results under different criteria based on different boundaries, including through grouping or sub-dividing sites. Whilst such considerations are relevant to any eventual site and strategy selection process, it is not considered proportionate at this stage to seek to identify a large number of scenarios, beyond basic settlement-based clustering. The

most relevant criteria to which this relates is the ability for sites to deliver new infrastructure, where scope has been allowed for considering whether developing multiple adjacent sites together could deliver infrastructure that would not be possible from developing that site alone.

## Methodology

24. The SAP has followed a simple three stage process:

- Stage 1: Site Identification and Sifting
- Stage 2: Site Assessment
- Stage 3: Reporting

### Stage 1: Site Identification and Sifting

25. Sites were identified from the long list of sites assessed in the existing evidence on land availability provided by the 2017 and 2020 HELAAs. They include:

- Sites put forward to the Council through a Call for Sites process since 2015
- Sites with a recently expired planning permission, or recent withdrawn or refused planning application
- Sites owned by the Council or another public sector body that could become available for development<sup>1</sup>
- Sites known to be vacant or under-utilised
- Sites that have been included in historic HELAAs that remain undeveloped
- Other known sites that could reasonably become available for development

26. In order to ensure that the list of sites only included those that were realistic candidates for development, the first stage of the methodology also included a sifting exercise to rule out sites that are unlikely to be able to contribute to any sustainable strategy within the plan period. An outline of this sifting process is set out at Figure 1.

27. In line with the Planning Practice Guidance, areas of land smaller than 0.25 hectares or which are not capable of delivering at least 5 dwellings have been excluded from this exercise. Where smaller sites exist and are suitable for development, they may still be able to contribute to the Council's housing strategy through an extant planning permission or windfall development.

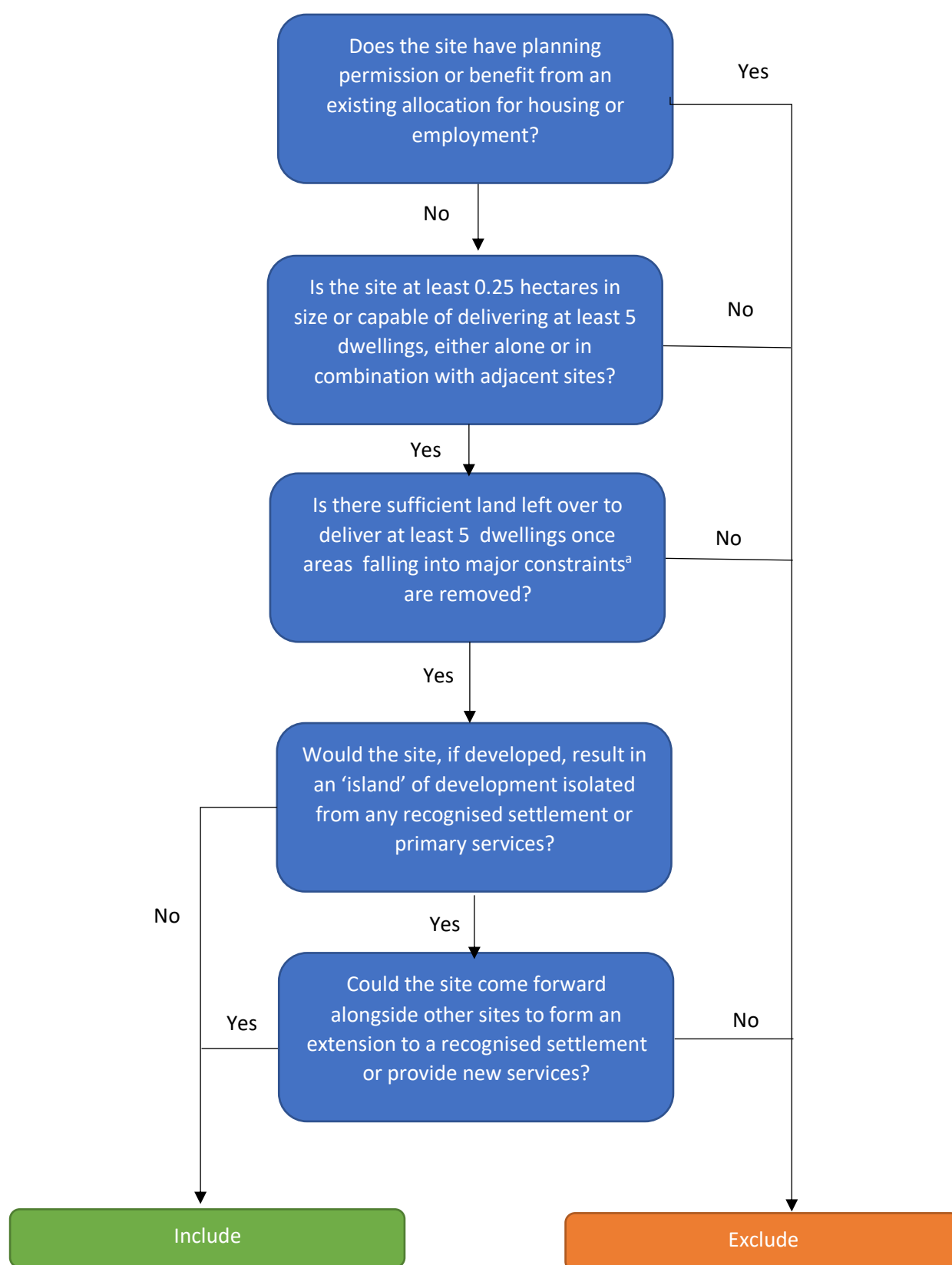
28. Sites that already benefit from an allocation within the current development plan or which benefit from an extant planning permission have also not been included in this assessment on the basis that their suitability for development has already been established through the planning process. Whilst there may be circumstances where allocating or re-allocating such a site is appropriate, it is considered generally disproportionate to revisit the in-principle suitability of a site benefitting from an existing permission or allocation.

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<sup>1</sup> Inclusion of a Council owned site in this process is not pre-determinative of any decision the Council may subsequently choose to make as to whether to re-develop a particular piece of land. These sites have been included for completeness but may include some sites that are unlikely to be available for development



29. Whilst the HELAA(s) have formed an important source of information for the SAP, the conclusion reached by a HELAA on an individual site has not directly led to the sifting of any sites, save for where a site is considered to be completely unavailable for development (such as because it is in the process of being developed for an alternative use) or where consideration of major constraints suggests that the amount of developable land in a site is likely to be less than 0.25 hectares or the yield fewer than 5 dwellings.
30. Similarly, a test has been applied through the sifting process based on the likely ability for a site to achieve a sustainable community. This is a judgement based on the relationship between a site and existing recognised settlements, based on a range of factors including proximity, size and access to transport routes. This has been informed by site clustering work undertaken by Lichfields on behalf of the Council and has the intention of sifting 'island' sites which are unlikely to be able to deliver sustainable development given their remoteness from any recognised settlements, small size and consequent lack of scope for service provision and enhancement. This test has been coupled, however, with an assessment of whether the site could be 'combined' with other adjacent and proximate sites to achieve a larger development zone that would itself achieve a satisfactory relationship with a recognised settlement or could deliver new services entirely. In cases where this is likely to be possible, the site has not been sifted.
31. All sites not matching a sifting criteria have been taken forward into Stage 2 for detailed assessment.



<sup>a</sup> Major constraints include Flood Zone 3, SSSIs and other nationally and internationally protected habitats, ancient woodland and the London Southend Airport Public Safety Zone

## Stage 2: Site Assessment

32. Stage 2 has involved the application of a standard set of criteria against which the performance of a site can be judged.

33. The performance of a site under each criteria has been ranked on a scale as below:

5: **Best performing** – the site performs very well, in relative or absolute terms, against this criterion

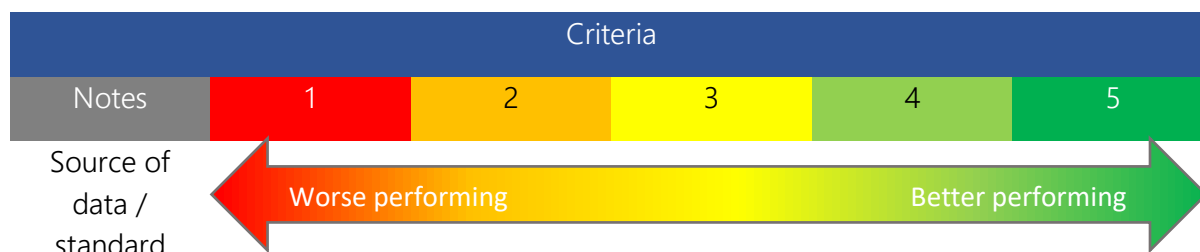
4: **Somewhat better performing** – the site performs well, in relative or absolute terms, against this criterion

3: **Moderately performing** – the site performs averagely or as expected against this criterion

2: **Somewhat worse performing** – the site performs less well, in relative or absolute terms, against this criterion

1: **Worst performing** – the site performs poorly, in relative or absolute terms, against this criterion

34. All criteria have been presented in the same general format, as shown below.



35. The criteria used within Stage 2 are listed under a series of thematic headings below. It must be noted that the presentation of possible scores within a criteria is based on a judgement taking into account the severity of impact and the number of possible scores. In some cases, the position of a site within the scale will be an absolute assessment of its performance against a defined test, whilst in other cases the assessment will be more relative, taking a pragmatic approach to differentiating between the performance of different sites based on logical thresholds. As a result, the scales used between criteria are not intended to be directly comparable. For example, where a site is recorded as worst performing in one scale, this might identify serious negative implications that means it is unlikely to be suitable for development in any circumstances, however on another scale, a worst performing site might mean poor performance in relative terms against other sites but relating to an issue that could theoretically still be overcome with, for example, significant mitigation.

36. Furthermore, a number of criteria involve a simple binary choice (i.e. yes or no). Where this is the case, any RAG cells not required for that criterion will be blocked out in grey.

37. The criteria listed in this methodology are not an exhaustive list of all the considerations that need to be taken into account when assessing the relative suitability or sustainability of different sites. In some cases, other possible criteria are recognised as being relevant but are not included below because, either:
- a) There is insufficient information or data available to be able to assess the performance of sites against that criteria in a way that is robust or consistent (including lack of relevant or up-to-date data)
  - b) There would be insufficient variation in the performance of sites against that criteria or all sites are likely to perform equally well or poorly (including where criteria do not have a spatial element, such as housing mix or design).
  - c) Their relevance to decisions around the allocation of land is recognised but considered to be insufficient in scale to warrant assessment
38. In all cases, the criteria have taken a consistent and proportionate approach to assessment based on a typical case. It is recognised that some landowners/promoters will consider their sites to be atypical and may have produced detailed plans and statements that commit to, for example, higher standards or larger contributions towards infrastructure than a typical site would achieve. Whilst these commitments are noted, it is not considered appropriate to take these matters as fact or seek to reward, or otherwise, these matters in criteria within this SAP. To do so would prejudice those sites which have not produced such documents and may lead to unrealistic conclusions being drawn about the benefits and disbenefits of individual sites based on untested proposals. The ability for individual sites to deliver upon higher standards or make larger contributions towards infrastructure can still be taken into account in any future site selection process.
39. The themes assessed in this Paper are detailed below:

*Theme 1: Site Availability*

40. The purpose of this theme is to understand what uses the site would be available for and when in the plan period it is likely to become available for development. This will reflect the landowner's willingness to develop the site and any site-based constraints that are likely to impact the timescales for developing the site, such as existing tenancies, covenants and viable uses.

Site Availability					
Notes	1	2	3	4	5
Based on SHLAA/HELAA	Site ownership is unknown or site is known to have major ownership issues that make its long-term delivery (10+ years) unlikely	Site is known to have minor ownership issues that make its medium-term delivery (1-10 years) unlikely		Site has no known ownership issues but is unlikely to be deliverable within 5 years	Site is known to be available now and likely to be deliverable within 5 years

*Theme 2: Site Achievability*

41. The purpose of this theme is to understand whether the site could be viably developed based on standard market conditions. Where a site could not be viably developed based on current market conditions, it is unlikely to be a suitable candidate for allocation given a typical landowner/developer is unlikely to pursue its development.
42. More information on the relationship between viability and development is set out in the [PPG](#).

Site Achievability					
Notes	1	2	3	4	5
Based on SHLAA/HELAA	Site is unlikely to be viable based on current market conditions		Site viability is likely to be marginal based on current market conditions		Site is likely to be viable based on current market conditions

*Theme 3: Flood Risk*

43. The purpose of this theme is to assess the extent to which a site is at risk of flooding from multiple sources, including tidal, fluvial and surface water. National policy requires a sequential approach to be taken to sites at risk of flooding and defines more/less vulnerable uses for each flood zone. As explained in an earlier section, sites that cannot deliver at least 1 dwellings once areas falling into Flood Zone 3 are taken into account have been sifted.

44. More information on the relationship between development and flood risk can be found in the [PPG](#).

Flood Risk					
Notes	1	2	3	4	5
Based on Environment Agency / South Essex Level 1 SFRA	Majority of site is in Flood Zone 3b	Majority of site is in Flood Zone 3a	Majority of site is in Flood Zone 2	Majority of site is in Flood Zone 1	Whole of site in Flood Zone 1
Notes	1	2	3	4	5
Based on ECC Surface Water Management Plan		Any part of site is in a critical drainage area	No part of site is in a critical drainage area		

*Theme 4: Green Belt*

45. The purpose of this theme is to assess the overall impact that developing a site would have on the fundamental purposes of green belt policy, as set out in the NPPF. This will be informed by the Green Belt Study prepared by LUC on behalf of the Council. More information on the relationship between development and Green Belt is set out in the [PPG](#).

Green Belt					
Notes	1	2	3	4	5
Based on the Green Belt Study	Development would result in high harm to the Green Belt	Development would result in moderate or moderate-high harm to the Green Belt	Development would result in low or moderate-low harm to the Green Belt		Site not located in the Green Belt

*Theme 5: Landscape*

46. The purpose of this theme is to assess the overall impact that developing a site would have on the landscape character of an area, based on the capacity of different landscapes for accommodating development. This will be informed by the Landscape Character, Sensitivity and Capacity Study prepared by Chris Blandford Associates on behalf of the Council. More information on the relationship between development and landscape is set out in the [PPG](#).

Landscape					
Notes	1	2	3	4	5
Based on the Landscape Character, Sensitivity and Capacity Study	Majority of site falls within low capacity area	Majority of site falls within medium-low capacity area	Majority of site falls within medium capacity area	Majority of site falls within medium-high capacity area	Majority of site falls within urban area



### Theme 6: Biodiversity and Ecology

47. The purpose of this theme is to assess the likely impacts of developing a site on the hierarchy of designated natural and ecological assets at different levels of significance. The approach taken makes a broad assessment of the likelihood of a site impacting upon these assets where likely impacts reduce with distance. This does not constitute or replace the requirement for a Habitat Regulations Assessment (HRA) to assess likely impacts on protected sites in more detail. Similarly, whilst the [Essex Coast RAMS](#) project has identified the potential for recreational disturbance to protected coastal habitats sites that arises from homes built in an area, the entirety of Rochford District has been recognised as generating such impacts. As a result, there is not considered to be value in assessing the impact of individual sites on recreational disturbance given that any proportionate assessment as part of this SAP is unlikely to identify sufficient variation between sites.
48. More information on the relationship between development and biodiversity is set out in the [PPG](#).

Biodiversity and Ecology					
Notes	1	2	3	4	5
Buffers recommended by Woodland Trust	Site within or directly adjacent to Ancient Woodland	Any part of site within 50m of Ancient Woodland			No part of site within 50m of Ancient Woodland
Notes	1	2	3	4	5
Includes SPAs, SACs and Ramsar	Any part of site within or directly adjacent to internationally protected habitat site	Any part of site within 400m of internationally protected habitat site	Any part of site within 1km of internationally protected habitat site	Any part of site within 2km of internationally protected habitat site	No part of site within 2km of internationally protected habitat site

Notes	1	2	3	4	5
Includes other SSSIs	Any part of site within or directly adjacent to nationally protected habitat site	Site partly or wholly within 400m of nationally protected habitat site	Any part of site within 1km of nationally protected habitat site	Any part of site within 2km of nationally protected habitat site	No part of site within 2km of nationally protected habitat site
Notes	1	2	3	4	5
Includes local nature reserves and local wildlife sites (including proposed)	Any part of site within locally protected habitat site	Any part of site directly adjacent to locally protected habitat site	No part of site adjacent to locally protected habitat site		No part of site adjacent to locally protected habitat site
Notes	1	2	3	4	5
		Any part of site contains one or more TPOs			No part of site contains any TPOs

*Theme 7: Sustainable Use of Resources*

49. The purpose of this theme is to assess how sites would contribute, or otherwise, to the sustainable use of resources, including minerals and agricultural land. Other resources are recognised as being relevant to the performance of sites, including waste. Within the [Waste Local Plan 2017](#), there is a requirement to consult ECC on any development proposals within 250 metres of a safeguarded waste site. It has not been possible to incorporate such a consultation in advance of this SAP, primarily because the relationship between any potential site allocation and a waste site would require a detailed assessment that is not considered to be proportionate at this stage. In most circumstances, waste safeguarding is unlikely to be an absolute constraint to the development of a site. Nevertheless, RDC will engage with ECC through the consultation process to ensure that any potential conflicts between potential development sites and safeguarded waste sites is identified at the earliest opportunity.

50. More information on the relationship between development and sustainable use of resources is set out in the PPG ([minerals](#), [waste](#), and [agricultural land](#)).

Minerals					
Notes	1	2	3	4	5
To consult Essex CC as minerals planning authority		Any part of site falls within one or more minerals safeguarding area			No part of the site falls within one or more minerals safeguarding areas
Agricultural Land Quality					
Notes	1	2	3	4	5
Based on Natural England mapping	Majority of the site contains Grade 1-3 agricultural land	Any part of the site contains Grade 1-3 agricultural land	Any part of the site contains Grade 4-5 agricultural land		No part of the site is agricultural land

*Theme 8: Air Quality*

51. The purpose of this theme is to assess the impacts of a site on existing air quality management areas, including in terms of aggravating poor air quality issues and placing new residents at risk of these areas. This assessment does not seek to assess the impact that developing a site would have on air quality in any area.

52. More information on the relationship between development and air quality is set out in the [PPG](#).

Air Quality					
Notes	1	2	3	4	5
		Any part of the site falls within an Air Quality Management Area			No part of the site falls within an Air Quality Management Area

*Theme 9: Heritage*

53. The purpose of this theme is to assess the likely impacts that a site would have on designated heritage assets, including built assets and archaeology. This will be informed by the initial Heritage Assessment prepared by Place Services on behalf of the Council. More information on the relationship between development and the historic environment is set out in the [PPG](#).

Heritage					
Notes	1	2	3	4	5
Based on Heritage Impact Assessment	The development of this site will cause substantial, or less than substantial, harm to a built heritage asset(s) which may need to be avoided <sup>2</sup>	The development of this site will cause less than substantial harm to a heritage asset(s) which is likely to be mitigatable	The development of this site will have no impact on any built heritage assets <u>or</u> is identified as having either a beneficial or harmful effect based on details not considered at this stage (e.g. design)	The development of this site will have a beneficial effect upon the significance of a heritage asset(s), or its optimum viable and sustainable use.	
Notes	1	2	3	4	5
Based on Heritage Impact Assessment	The development of this site will cause less than substantial or substantial harm to an archaeological	The development of this site will cause less than substantial harm to an archaeological	The development of this site will have no impact on any archaeological assets		

<sup>2</sup> It should be noted that the need to avoid harm does not necessarily preclude development of these sites. In many cases, sites falling within this category are large areas of land where only a portion of the site has a direct relationship with the setting or curtilage of a built heritage asset. In these cases, containing development to those parts of the site not affected may be sufficient to mitigate and avoid harm. Such measures will be picked up in subsequent assessments through the plan-making process.

	asset(s) which may need to be avoided	asset(s) which is likely to be mitigatable.			
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*Theme 10: Transport Sustainability*

54. The purpose of this theme is to assess the relative performance of sites on the basis of promoting sustainable patterns of movement and discouraging use of the private car. This includes criteria relating to walking, cycling, sustainable transport and highways. These assessments have been informed by the initial Transport Assessment undertaken by Mott McDonald on behalf of the Council
55. Distance based criteria have taken a general approach of assessing the distance between the site and the closest relevant facility along realistic pedestrian routes. This means that facilities that may appear to be very close 'as the crow flies' may be shown to be further apart than expected on the basis that any person seeking to travel between them would need to take a relatively less direct route (e.g. following existing road or footpath patterns). This approach is, however, considered to be far more robust than using a 'crow flies' approach which can present unrealistic conclusions about the accessibility of facilities to a site.
56. More information on the relationship between development and transport sustainability is set out in the [PPG](#).

Transport Sustainability					
Notes	1	2	3	4	5
From Transport Assessment	Site is more than 2.3km from a bus stop	Site is between 1.1km and 2.3km from a bus stop	Site is between 800m and 1.1km from a bus stop	Site is between 400m and 800m from a bus stop	Site is less than 400m from a bus stop
Notes	1	2	3	4	5
From Transport Assessment	No bus services received at stops within 400m	1-3 bus services received per hour (at stops within 400m)	4-7 bus services received per hour at stops within 400m	8-10 bus services received per hour at stops within 400m	More than 10 bus services received per hour at stops within 400m

Notes	1	2	3	4	5
From Transport Assessment	Site is more than 5km from a train station	Site is between 2.3km and 5km from a train station	Site is between 1.1km and 2.3km from a train station	Site is between 800m and 2.3km from a train station	Site is less than 800m from a train station
Notes	1	2	3	4	5
From Transport Assessment	No formal pedestrian infrastructure within 400m of site	Site is within 400m of a footway of width 0-1.1m	Site is within 400m of a footway of width 1.1m – 2m	Site is within 400m of a footway of width 2m – 3m	Site is within 400m of a footway more than 3m in width
Notes	1	2	3	4	5
From Transport Assessment		No formal cycling infrastructure within 400m and access from the primary road network	No formal cycling infrastructure within 400m and access from local road network		Site is within 400m of a segregated cycle path
Notes	1	2	3	4	5
From Transport Assessment	Site has no public rights of way within 400m	Site is within 400m of a footpath	Site is within 400m of a bridleway	Site is within 400m of a restricted byway	Site is within 400m of a byway
Notes	1	2	3	4	5
	Achieving a suitable vehicular access is likely to require use of	Achieving a suitable vehicular access is likely to require use of	A suitable vehicular access is likely to be		A suitable vehicular access is likely to be



	other land not being promoted	other land being promoted	possible from a private road		possible from a public road
Notes	1	2	3	4	5
From Transport Assessment	Site is the bottom 20% of site options closest to junctions onto the strategic road network	Site is in the bottom 40% of site options closest to junctions onto the strategic road network	Site is in the top 60% of site options closest to junctions onto the strategic road network	Site is in the top 40% of site options closest to junctions onto the strategic road network	Site is in the top 20% of site options closest to junctions onto the strategic road network

*Theme 11: Site Conditions and Hazards*

57. The purpose of this theme is to assess the relative performance of sites based on their condition and proximity to hazards, including utility networks and safeguarding/exclusion zones. This assessment of hazards is not exhaustive; for example, it is likely that some sites contain some level of contamination. However the District contains no statutorily designated contaminated land and there is insufficient spatial data to be able to practically assess different sites at this stage in a way that is robust and consistent. Furthermore, even if one was able to identify the existence of contamination at a site, it is difficult to distinguish between positive and negative impacts given that the re-development of a contaminated site could deliver positive externalities to the wider community through the removal of contamination, or could be negative in terms of a wider strategy if removal of that contamination makes developing the site unviable. It is recognised that any sites that could be taken forward as part of any strategy may need to be subject to surveys to consider the existence and impact of any contamination and other site condition issues not identifiable through desk survey.

58. More information on the relationship between development and site conditions and hazards is set out in the PPG ([contaminated land](#) and [hazardous substances](#)) and the [Health and Safety Executive website](#).

Site Conditions and Hazards					
Notes	1	2	3	4	5
Judgement based on mapping / site surveys	Site topography is likely to pose a major constraint to development	Site topography may require attention but unlikely to preclude development			Site topography unlikely to be a constraint to development
Notes	1	2	3	4	5
Based on National Grid standing advice	Site contains overhead power lines / pylons that are likely to completely preclude development	Site contains overhead power lines / pylons that are unlikely to completely preclude development			Site does not contain any overhead power lines or pylons

Notes	1	2	3	4	5
Based on HSE standing advice	Majority of site is within the 'inner zone' of a pipeline and development likely to be precluded	Part of site is within 'inner zone' of pipeline but unlikely to completely preclude development			Site is not within the inner zone of any pipelines
Notes	1	2	3	4	5
Based on HSE standing advice	Majority of site is within the inner zone of explosive safeguarding area and development likely to be precluded	Part of site is within inner zone of explosive safeguarding area but unlikely to completely preclude development			Site is not within inner zone of any explosives safeguarding area
Notes	1	2	3	4	5
	Site is wholly within LSA public safety zone and no development likely to be possible	Site is partly within LSA public safety zone but development likely to be possible			Site is not within LSA public safety zone
Notes	1	2	3	4	5
		Site contains water supply apparatus or easements	Site does not contain any water supply apparatus or easements		

*Theme 12: Regeneration and Growth*

59. The purpose of this theme is to assess the relative contribution that sites could make to regeneration and settlement objectives. More information on the relationship between development, regeneration and settlement objectives is set out in the [PPG](#).

Regeneration and Growth					
Notes	1	2	3	4	5
<p>In determining whether a site could contribute to a new settlement, a judgement has been reached based on the possible cumulative capacity of adjacent or near-adjacent parcels of land</p> <p>Higher tier: would have at least one secondary school</p> <p>Medium tier: would have at least one primary school</p> <p>Lower tier: would not have any schools</p>	Site is not located close to any recognised settlement and could not form part of a new settlement	Site would form an extension to a lower tier settlement or would form part of a new low tier settlement	Site would expand a medium tier settlement where opportunities to improve completeness have not been identified	Site would expand a medium tier settlement where opportunities to improve completeness have been identified; or would form part of a new medium tier settlement	Site would expand a higher tier settlement or would form part of a new higher tier settlement

Notes	1	2	3	4	5
Indices of Multiple Deprivation			Majority or whole of the site is within LSOA in 50-100% most deprived decile	Majority or whole of the site is within LSOA in 20-50% most deprived decile	Majority of the site is within LSOA in top 20% most deprived decile
Notes	1	2	3	4	5
SHELAA/HELAA			Whole of site is greenfield	Part of the site is likely to be previously developed	Majority of site is previously developed land
Notes	1	2	3	4	5
SHLAA/HELAA  Note: agricultural and horticultural uses are not considered employment-generating for the purposes of this criteria on account of their low job density.	Site would result in loss of employment-generating uses in protected area (designated employment land or town centre)	Site would result in loss of employment-generating uses	Site would have no impact on employment-generating uses		

*Theme 13: Facilities and Services*

60. The purpose of this theme is to assess the relative proximity of sites to important facilities and services located across the District. This list of facilities and services is not exhaustive but seeks to capture the main services that one might expect to use on a daily or weekly basis. The ability for local infrastructure to accommodate growth, either through new provision or expansion of existing provision, is clearly an important factor in establishing the relative sustainability of different strategies. The following methodology has sought to capture the relationship between sites and infrastructure in terms of accessibility, where sites close to existing facilities score comparatively better than those which are further from these facilities. However, this approach assumes that existing infrastructure can, in most cases, accommodate, or be expanded to accommodate, additional demand stemming from the development of a site. It has not sought to introduce a detailed understanding of the existing capacity of local infrastructure at a neighbourhood level. The main reasons for this are; i) for small and medium-sized sites, it is generally likely that local infrastructure can be expanded or reconfigured to accommodate additional capacity in most cases; ii) the relationship between growth on infrastructure capacity (including both impacts and solutions) is best understood cumulatively as part of an overall strategy and iii) there is not always sufficient information available, or such information may be very volatile or time-sensitive, to inform a robust assessment on a site-by-site basis. Nevertheless, the relationship between sites, strategies and infrastructure capacity will be picked up through the plan-making process, through the Infrastructure Delivery Plan and other documents. Similarly the ability for a site to achieve a satisfactory connection to utility networks (including energy, water and fibre) has been specifically assessed due to limited information and a general likelihood that a satisfactory connection or alternative can be reached. Infrastructure providers will continue to be engaged through this process to ensure the capacity of their infrastructure to accommodate, and connect to, growth is understood and reflected in decision-making.
61. These criteria have, however, also sought to acknowledge the sustainability potentials of sites that are likely to be able to deliver brand new facilities. This has taken a two-tier approach whereby sites that are likely to be able to deliver a new facility on their own have been scored most favourably. However, the criteria also acknowledges, albeit to a lesser extent, sites that may be able to contribute to the delivery of a new facility in combination with other sites. Whilst there is likely to be less certainty over the delivery of facilities funded across multiple sites, it is nonetheless a realistic scenario given that the restrictions on pooling of developer contributions have recently been lifted and therefore it is now possible for several sites to contribute towards one piece of infrastructure. To inform the former assessment, a consideration of the capacity of the individual site has been weighed against the likely number of homes that would be needed to deliver that new facility alone. In the latter assessment, a consideration of the overall capacity of the cluster within which the site is located has been weighed against the likely number of homes that could deliver a new facility in combination. The cluster-based approach is considered robust and proportionate to this exercise, given that it is improbable that contributions from one settlement could be justifiably purposes towards facilities in another.

62. Distance based criteria have taken a general approach of assessing the distance between the site and the closest relevant facility along realistic pedestrian routes. This means that facilities that may appear to be very close 'as the crow flies' may be shown to be further apart than expected on the basis that any person seeking to travel between them would need to take a relatively less direct route (e.g. following existing road or footpath patterns). This approach is, however, considered to be far more robust than using a 'crow flies' approach which can present unrealistic conclusions about the accessibility of facilities to a site.
63. More information on the relationship between development and facilities is set out in the PPG ([open and green spaces](#), [town centres and retail](#), and [healthy and safe communities](#))

Facilities and Services					
Notes	1	2	3	4	5
New primary school requires 1,400 homes per ECC guidance	Site is more than 2.3km from a primary school	Site is between 1.1km and 2.3km from a primary school	Site is between 800m and 1.1km from a primary school	Site is between 400m and 800m from a primary school <u>OR</u> is capable of delivering a new primary school alongside other sites	Site is less than 400m from a primary school <u>OR</u> is capable of delivering a new primary school alone
Notes	1	2	3	4	5
New secondary school requires 4,500 homes per ECC guidance	Site is more than 2.3km from a secondary school	Site is between 1.1km and 2.3km from a secondary school	Site is between 800m and 1.1km from a secondary school	Site is between 400m and 800m from a secondary school <u>OR</u> is capable of delivering a new secondary school alongside other sites	Site is less than 400m from a secondary school <u>OR</u> is capable of delivering a new secondary school alone

Notes	1	2	3	4	5
New healthcare facility requires 3,500 homes based on average local practice list (8,000) and the average household size (2.3)	Site is more than 2.3km from a healthcare facility	Site is between 1.1km and 2.3km from a healthcare facility	Site is between 800m and 1.1km from a healthcare facility	Site is between 400m and 800m from a healthcare facility <u>OR</u> is capable of delivering a new healthcare facility alongside other sites	Site is less than 400m from a healthcare facility <u>OR</u> is capable of delivering a new healthcare facility alone
Notes	1	2	3	4	5
No assessment of the ability for sites to provide new open space as all strategic sites will be expected to provide new open space	Site is more than 2.3km from a designated open space or would result in the loss of open space	Site is between 1.1km and 2.3km from a designated open space	Site is between 800m and 1.1km from a designated open space	Site is between 400m and 800m from a designated open space	Site is less than 400m from a designated open space
Notes	1	2	3	4	5
New town centre based on 5,000 homes  Town Centres include Rayleigh, Rochford, Hockley and Southend	Site is more than 2.3km from a town centre	Site is between 1.1km and 2.3km from a town centre	Site is between 800m and 1.1km from a town centre	Site is between 400m and 800m from a town centre <u>OR</u> is of a scale that could deliver a new town centre alongside other sites	Site is less than 400m from a town centre <u>OR</u> is of a scale that could deliver a new town centre alone



Notes	1	2	3	4	5
<p>New local centre based on 1,000 homes</p> <p>Local centres include those in Rayleigh, Rochford, Hockley, Southend, Hullbridge and Great Wakering</p>	Site is more than 2.3km from a local centre / parade	Site is between 1.1km and 2.3km from a local centre / parade	Site is between 800m and 1.1km from a local centre / parade	Site is between 400m and 800m from a local centre / parade <u>OR</u> is of a scale that could deliver a new local centre alongside other sites	Site is less than 400m from a local centre / parade <u>OR</u> is of a scale that could deliver a new local centre alone
Notes	1	2	3	4	5
New employment site based on 1,000 houses	Site is more than 2.3km from a designated employment site or is on a designated employment site	Site is between 1.1km and 2.3km from a designated employment site	Site is between 800m and 1.1km from a designated employment site	Site is between 400m and 800m from a designated employment site <u>OR</u> is of a scale that could deliver a new employment site alone	Site is less than 400m from a designated employment site <u>OR</u> is of a scale that could deliver a new employment site alone

## Site Appraisal Results

### List of Excluded Sites

64. As set out in the methodology, a number of sites have been excluded from the SAP on the grounds that it is unlikely to be possible to achieve sustainable development in these locations. The primary reason for this is either due to a major constraint, for example flood risk, or because the location of the site is such that it is remote from existing services and is insufficient in size to generate its own services.
65. Figure 2 below lists sites excluded under this process and the reason for their exclusion. These sites are further represented on the accompanying map, at Map 1.
66. It is proposed that these sites will be filtered from future site assessment work unless there is a material change in circumstances such that the reason for exclusion is invalidated.

Figure 2 – List of Excluded Sites

Description	Reason for Exclusion
CFS032 – Land West of Pudsey Hall Lane	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS043 – Bolt Hall Farm, Lark Hill Road	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS052 – Land north of Merrifields and South of Scaldhurst Farm	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS056 – Land at Stewards Yard, Great Wakering	Majority of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS090 – Land south of Paglesham Road	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS122 – Land north of Paglesham Road	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS113 – Land west of Common Road, Great Wakering	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS166 – Land at Paglesham Churchend	Located remote from any services and not of a scale to generate own services
CFS173 – Takeley, Creeksea Ferry Road	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS195 – Land at New House Farm, Great Wakering	Majority of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS213 – Site on Apton Hall Road, Ballards Gore	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS223-226 – Land at Vanderbilt Avenue	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS257 – Land Adjacent to 130 Shoebury Road, Great Wakering	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied

67. A small number of sites meeting exclusion criteria have not been excluded where discretion suggests sustainable development may still be possible in those locations. This includes a small number of sites containing areas of ancient woodland or protected habitat, where some development may still be possible on areas not covered by these features. Similarly, land in the west of the District around Dollymans Farm contains parcels which are covered by Flood Zone 3; however, given there is a large amount of land in this area being promoted in combination, it is considered reasonable to retain all of these parcels in the SAP, given it may be possible for less vulnerable uses, such as open space, to be located on them as part of a larger development.

### Cluster Level Results

68. This section presents the site appraisal results for all non-excluded sites, structured by settlement cluster.

69. As explained in the methodology, it is not the purpose of this SAP to 'select' a particular range of sites to be taken forward into the new Local Plan, although this can form the first step in an exercise of site selection. As a result, the site appraisal results are presented without detailed interpretation at this time.

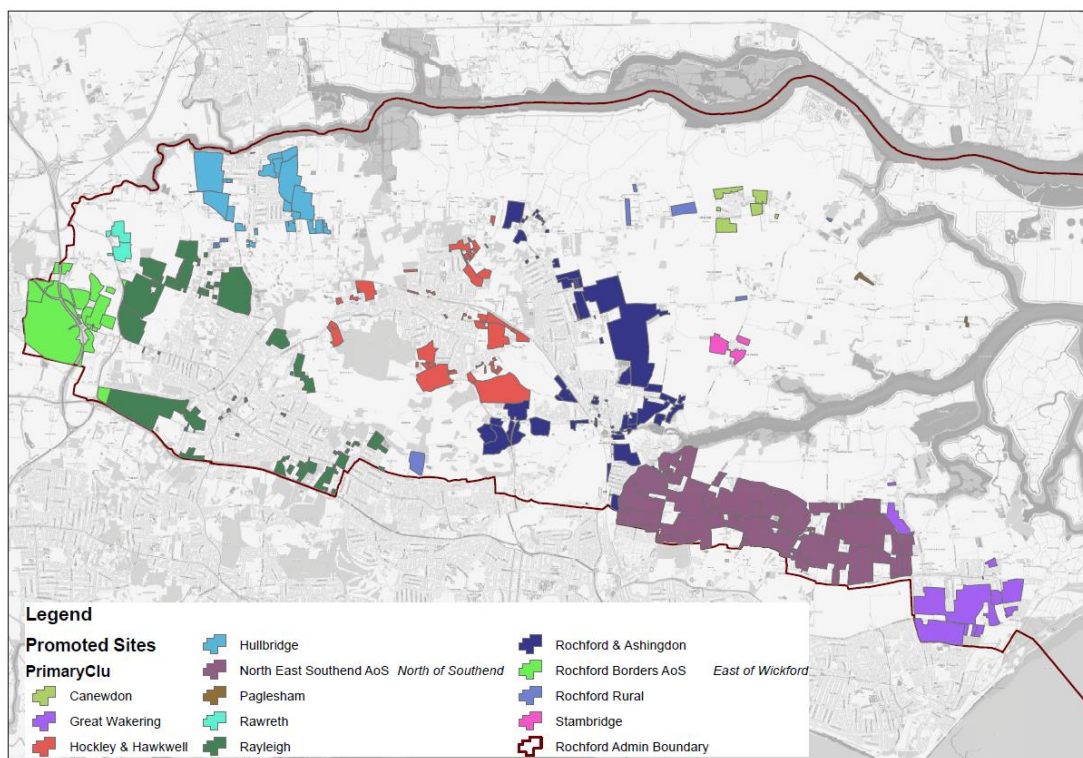
70. It is recognised that there are relatively few 'policy compliant' sites identified through this SAP. This is unsurprising, however, given the nature of the District, having a relatively scarce supply of brownfield land, and given many policy compliant sites would have been filtered from the assessment by virtue of already having an extant planning permission.

71. Furthermore, whilst there is real diversity in site performance both at a cluster-level and at a District-level, there remains a significant number of sites where sustainable development is likely to be possible. Whilst a majority of sites are automatically non-policy compliant by virtue of being located in the Green Belt, nearly every site has both positive and negative characteristics from the perspective of wider sustainability, albeit clearly some site options have self-evident strengths whilst others have self-evident weaknesses.

72. In advance of any site selection process, it is therefore important that the strategy selection for the new Local Plan takes cognizance of the availability and distribution of land to meet development needs, ensuring that the right sites can be selected to support the right strategy.

73. The results of this SAP are a useful stepping stone in that process, ensuring that decisions can be made based on an accurate and robust understanding of site performance. It is recognised, however, that such a process will require additional "planning judgement" as to how sustainable a development is likely to be in practice, alongside the contribution individual sites can make to the wider planning strategy for the area. For example, a site in a village may score moderately in the SAP but is still worthy of allocation because of the unique contribution it can make to rural housing and services.

Map 1 – Map of Clusters



74. The information is presented in this section in a range of tables and maps. In order to allow for the information presented in this section to be reviewed and understood more easily, the Council have prepared an online interactive map where individual sites can be selected (double-click) with links through to the assessment of that scope. This is available at <https://rochford.opus4.co.uk/planning/localplan>

### Next Steps

75. The Council is intending to consult on the next stage of its new Local Plan, the Spatial Options document, in Summer 2021. This consultation will consider the advantages and disadvantages of various strategy and policy choices and the contributions they could make to achieving a sustainable vision for the District.
76. This Site Appraisal Paper is considered to be useful contextual evidence to inform ongoing considerations about the strategy choices surrounding the new Local Plan. However, as stated above, the Paper is not a site selection process in itself and is not intended to bind the Council to any particular course of strategy.
77. Nevertheless, the information contained within this report can provide a useful source of information both to representors to the Council's forthcoming consultation and to the Council itself as it moves beyond that consultation into a process of strategy selection

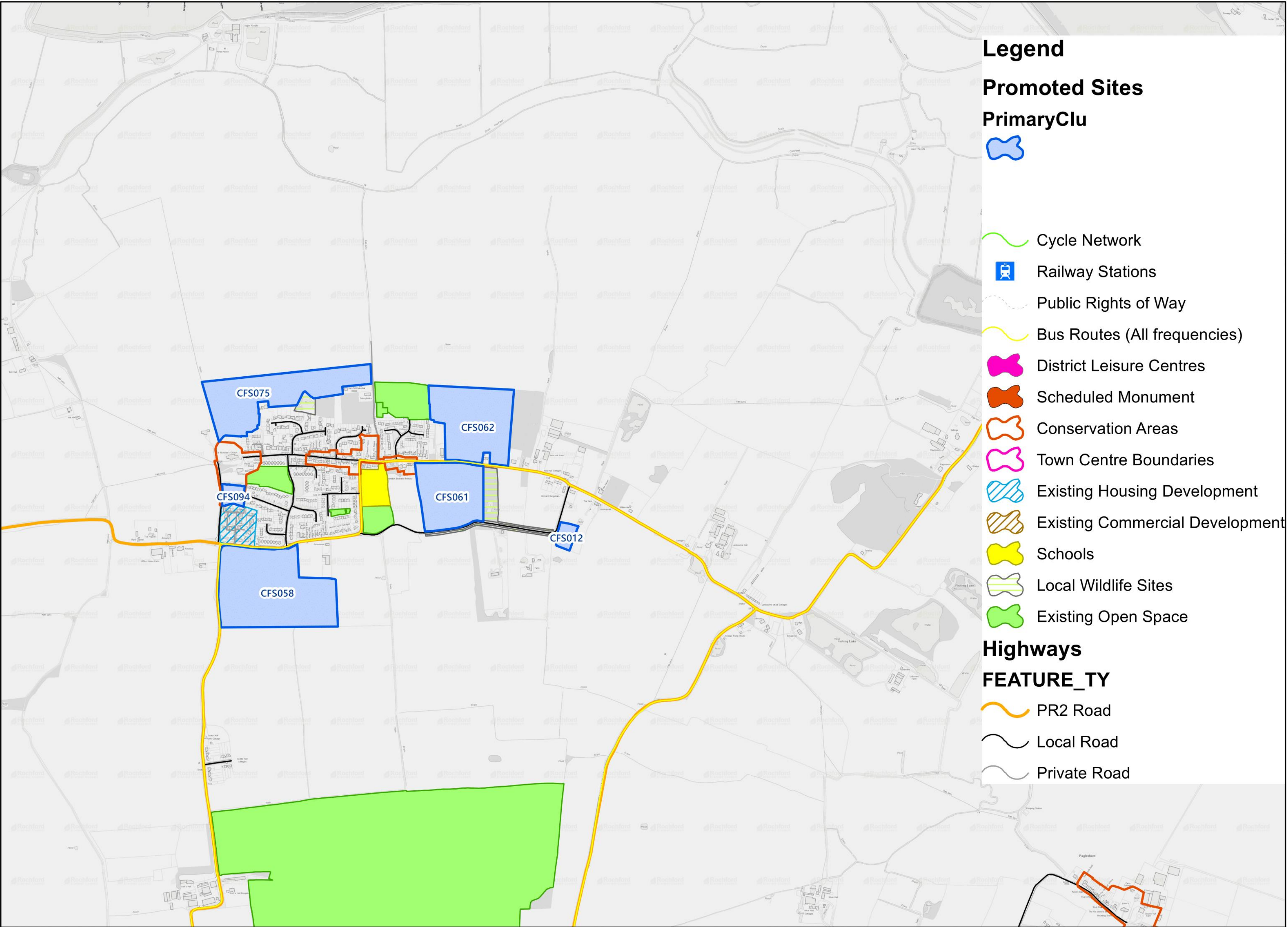
Appendix 1: Cluster Level Results

Cluster Level Results for Canewdon

Cluster Level Results for Canewdon

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing? <small>(Yes/No)</small>	Commercial? <small>(Yes/No)</small>	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS012	Land East of bend, Gardiners Lane, Canewdon	16	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	2	1	5	3	2	5	5	5	5	5	5	4	3	3	5	2	1	1	3	2	1	5	3	1	4	4	1	1	1	
CFS058	Land south of Anchor Lane, Canewdon	194	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	4	5	5	5	5	1	5	3	2	5	5	5	5	5	5	3	3	3	5	2	1	5	3	2	1	5	4	1	4	5	1	1	1	
CFS061	Land b/t Lambourne Hall Rd&Gardiners Ln,Canewdon	112	✓	✓	Deliverable (subject to policy)	5	3	1	2	5	4	5	2	5	2	1	5	2	2	5	5	5	5	5	5	3	3	3	5	3	1	5	3	2	1	5	5	1	4	4	1	1	1	
CFS062	Land n of Lambourne Hall Rd, Canewdon	141	✓	✓	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	2	1	5	2	2	5	5	5	5	5	5	3	3	3	5	2	1	5	3	2	1	5	4	1	4	4	1	1	1	
CFS075	Land at Canewdon Hall Farm, Canewdon	150	✓	✓	Deliverable (subject to policy)	5	3	1	2	5	4	5	2	5	2	1	5	1	1	5	5	5	5	5	5	3	3	3	4	2	1	5	3	2	1	5	4	1	4	5	1	1	1	
CFS094	Land west of Ash Green, Canewdon	17	✓	✗	Deliverable (subject to policy)	5	2	3	2	5	4	5	5	5	5	1	5	2	1	5	5	5	5	5	5	3	3	3	5	2	1	5	3	2	1	5	4	1	4	4	1	1	1	





Cluster Level Results for Great Waking

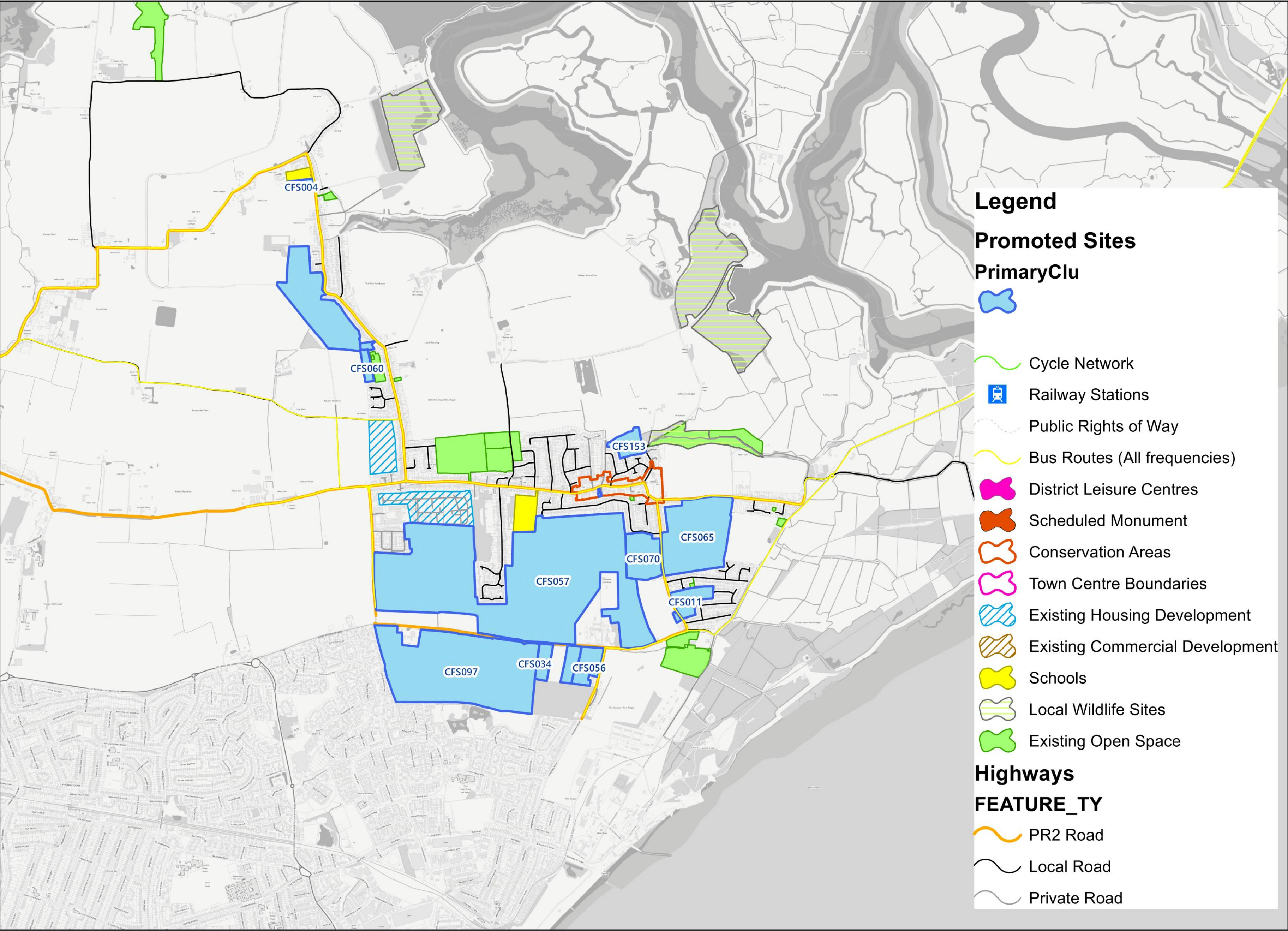
Cluster Level Results for Great Waking

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing? <small>Yes/No</small>	Commercial? <small>Yes/No</small>	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic network	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment
CFS004	Land in Little Waking Road, Barling	26	✓	✓	Deliverable (subject to policy)	3	3	2	3	5	3	5	5	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	5	1	1	5	3	2	2	5	5	4	2	5	1	4	2
CFS011	Land b/t Victoria Dr, Seaview Dr Gt Waking	23	✓	✗	Deliverable (subject to policy)	2	3	3	4	5	3	5	5	5	2	1	5	3	2	5	5	2	5	2	5	3	3	3	5	2	2	5	3	2	3	5	4	4	2	5	1	4	3
CFS034	Land adj Newhouse Farm, Poynters Ln, Gt Waking	50	✓	✗	Deliverable (subject to policy)	4	3	1	4	5	3	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	5	2	3	5	3	2	4	5	4	1	2	2	1	4	2
CFS057	Land e of Star Ln&n of Poynters Ln, Gt Waking	10 01	✓	✗	Deliverable (subject to policy)	4	3	1	4	5	3	5	1	5	2	1	5	3	1	5	5	2	5	2	5	3	3	3	4	1	2	5	3	2	3	5	4	1	3	4	1	5	2
CFS060	Land west of Little Waking Road, Little Waking	27	✓	✓	Deliverable (subject to policy)	5	2	1	3	5	3	5	5	5	2	1	5	2	2	5	5	5	5	5	5	3	3	3	5	1	2	5	3	2	3	2	4	1	3	5	1	4	5
CFS065	Land e of Shoebury Rd&s of New Road,Gt Waking	33 5	✓	✓	Deliverable (subject to policy)	5	3	1	4	5	3	5	5	5	2	1	5	3	1	5	5	2	5	2	5	3	3	3	5	3	2	5	3	2	3	5	4	1	2	4	1	4	4
CFS070	Land s of Conway Ave,w of Shoebury Rd,Gt Waking	12 5	✓	✓	Deliverable (subject to policy)	5	3	1	4	5	3	5	5	5	2	1	5	3	3	5	5	2	5	5	5	3	3	3	5	2	2	5	3	2	3	5	4	1	2	4	1	4	4



General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability									Access to facilities						
HELAA Ref	Address	Capacity	Housing? (Yes/No)	Commercial? (Yes/No)	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic network	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment	
CFS097	Tithe Park, Poynters Lane, Great Waking	749	✓	✗	Developable (subject to policy)	5	3	1	4	5	4	5	5	5	2	1	5	3	3	5	2	5	5	5	5	3	3	3	4	1	2	5	3	2	4	5	4	1	2	2	1	4	2	
CFS115	Land w of Little Waking Road, Gt Waking	120	✓	✗	Deliverable (subject to policy)	5	3	5	3	5	3	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	2	5	3	2	4	5	4	1	4	4	1	4	5	
CFS192	Land west of Little Waking Road, L. Waking	423	✓	✗	Deliverable (Subject to Policy)	4	2	1	3	5	3	5	5	5	2	1	5	2	2	5	2	5	5	5	5	3	4	3	3	1	2	5	3	2	3	5	4	1	2	2	1	4	3	
CFS258	Site at Little Waking Road, Little Waking	11	✓	✗	Deliverable (Subject to Policy)	5	2	1	5	5	3	5	5	5	2	1	5	2	2	5	5	5	5	5	5	3	3	3	5	1	2	5	3	2	3	5	4	1	3	5	1	4	4	
WD01	61 High Street Great Waking	5	✓	✗	Deliverable	5	3	5	5	5	4	5	5	5	2	1	5	3	1	5	5	5	5	5	5	3	5	1	5	5	2	5	3	2	3	5	4	1	3	5	1	4	5	







Cluster Level Results for Hockley and Hawkwell

: Cluster Level Results for Hockley and Hawkwell

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology						Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment		
CFS002	Land b/t Rectory Rd and Hall Road, Hawkwell	62	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	5	5	1	5	3	1	5	2	5	5	2	5	3	3	3	5	3	3	5	3	1	2	5	4	4	4	4	5	4	2		
CFS017	Greenacres, Victor Gardens, Hawkwell	68	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	4	5	2	5	5	5	1	1	5	5	5	5	5	5	3	3	3	4	1	3	5	3	5	1	5	4	2	4	5	5	4	4		
CFS018	Land b/t The Grange & Red Roof, Ironwell Lane	25	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	2	5	3	5	2	5	4	1	4	4	1	4	2		
CFS019	Land adj to Newhall Road and Lower Road, Hockley	32	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	3	5	3	5	1	5	4	2	4	2	1	4	2		
CFS020	Land r/o St Marys Church, Rectory Rd, Hawkwell	94	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	4	5	5	5	1	5	1	1	5	5	5	5	5	5	3	3	3	5	4	2	5	3	5	2	5	4	2	4	5	1	4	3		
CFS023	Land north and east of Malvern Road, Hockley	139	✓	✗	Deliverable (subject to policy)	5	2	1	2	1	4	4	2	2	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	2	3	5	3	5	1	5	4	4	4	3	5	4	2		
CFS024	Land north of Merryfields Avenue, Hockley	39	✓	✗	Deliverable (subject to policy)	5	2	3	2	5	4	3	1	2	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	4	5	3	2	1	5	4	2	4	3	5	4	2		
CFS030	Creek View, Beckney Avenue, Hockley	7	✓	✗	Deliverable (subject to policy)	5	3	1	2	1	4	4	2	2	5	5	5	3	3	5	5	5	5	5	5	3	3	3	5	1	4	5	3	3	1	3	4	2	4	3	5	4	2		

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources	Air Quality	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment
CFS036	Land adj to Rectory Terrace, Rectory Rd, Hawkwell	10	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	2	5	3	5	2	3	4	2	4	4	1	4	2
CFS039	Plots 1/2/3 New Hall Estate, Greensward Ln, Hockley	7	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	3	5	3	5	1	5	4	3	4	2	5	4	2
CFS040	Eastview House & Haslemere, Church Road, Hockley	40	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	3	3	5	3	2	3	5	4	1	4	4	5	4	2
CFS045	Belcha3s Scout Site, Holyoak Lane, Hawkwell	152	✓	✗	Deliverable (subject to policy)	5	2	1	2	1	5	2	1	2	5	2	5	2	3	5	5	5	5	2	5	3	4	1	4	1	3	5	3	4	2	5	5	2	4	4	3	4	3
CFS049	72 Main Road, Hawkwell	9	✓	✗	Deliverable (subject to policy)	5	2	3	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	5	4	3	5	3	4	2	5	4	1	4	4	5	4	3
CFS064	Land north and east of Folly Chase, Hockley	214	✓	✓	Deliverable (subject to policy)	5	2	2	2	1	4	3	1	5	5	1	5	2	3	5	5	5	5	2	5	3	3	3	4	1	3	5	3	2	3	3	4	2	4	4	5	4	2
CFS074	Land south of Mount Bovers Lane, Hockley	498	✓	✓	Deliverable (subject to policy)	5	2	1	2	5	5	3	5	5	5	1	5	3	1	5	5	5	5	2	5	3	3	3	4	2	2	5	3	4	2	5	4	1	4	4	1	4	2
CFS082	Land between Ironwell Lane & Hall Road, Hawkwell	967	✓	✓	Deliverable (subject to policy)	5	2	1	3	2	5	4	5	5	2	1	5	2	2	5	5	5	5	2	5	3	3	3	4	1	2	5	3	5	2	5	4	1	4	4	1	4	2

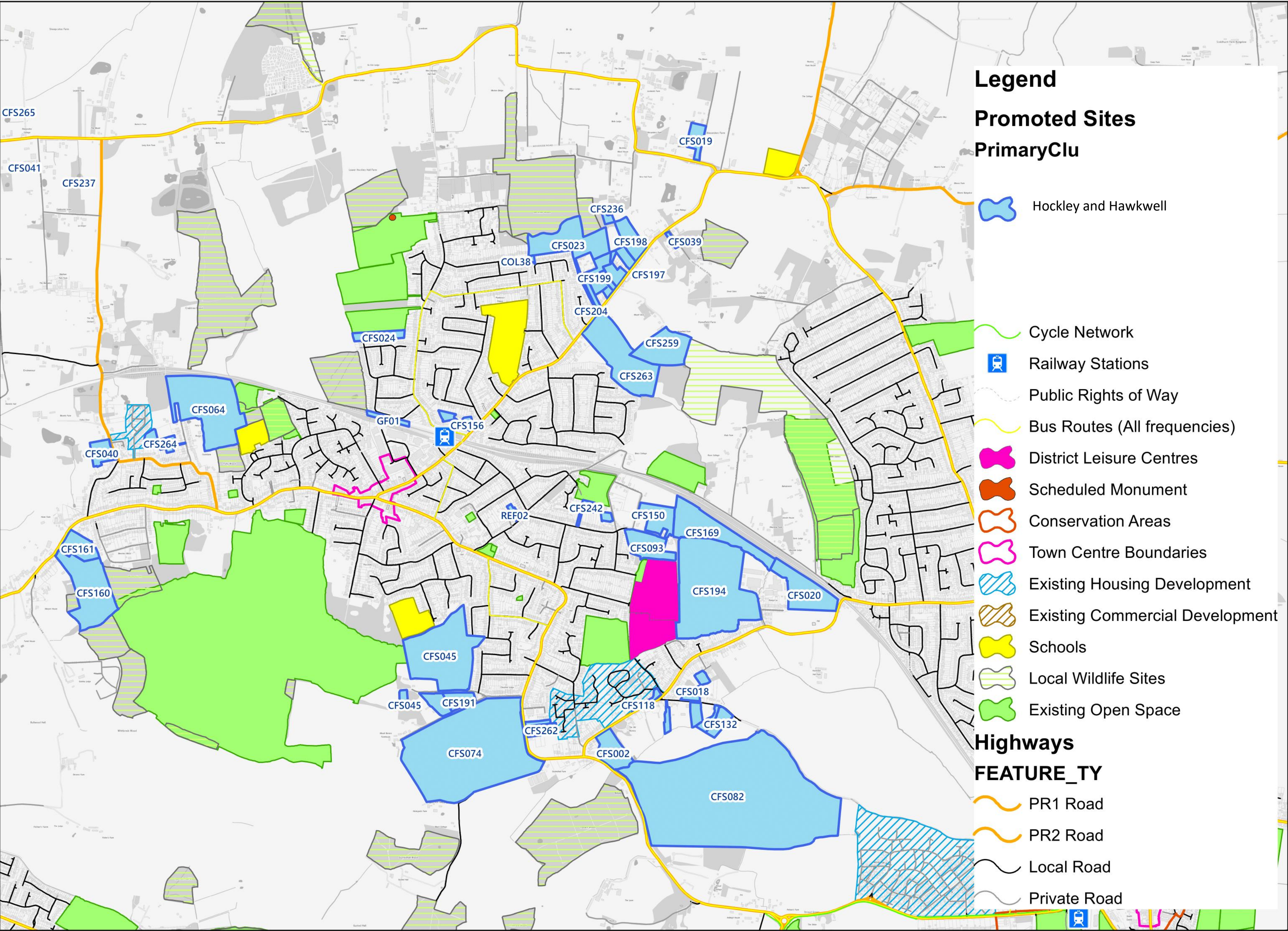
General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology						Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability										Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment					
CFS088	Land b/t The Brambles&Bo Via,Clements Hall Ln	10	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	2	5	5	5	3	3	5	5	5	5	5	5	3	3	3	4	1	3	5	3	5	1	3	4	2	4	5	5	4	4					
CFS093	Greenacres&adjacent land,Victor Gdns, Hawkwell	29	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	2	5	5	5	1	1	5	5	5	5	5	5	3	3	3	4	1	3	5	3	5	1	5	4	2	4	5	5	4	4					
CFS118	The Paddock,Clements Hall Way,Rectory Rd,Hawkwell	12	✓	✗	Deliverable (subject to policy)	5	2	5	5	5	5	4	5	5	5	1	5	3	2	5	5	5	5	2	5	3	3	3	5	4	2	5	3	2	2	5	4	2	4	5	5	4	2					
CFS132	Ivanhoe Nursery, Ironwell Lane, Hawkwell	7	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	2	2	5	3	5	2	5	4	1	4	4	1	4	2					
CFS140	Old Nursery, Ironwell Lane, Hawkwell	10	✓	✗	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	5	5	1	5	3	2	5	5	5	5	5	5	3	3	3	5	3	2	5	3	2	2	5	4	2	4	5	1	4	2					
CFS150	Land on the North side of Victor Gardens, Hockley	61	✓	✓	Deliverable (subject to policy)	5	2	1	2	5	5	4	5	5	5	5	5	3	2	5	5	5	5	5	5	3	3	3	4	1	3	5	3	5	1	3	4	2	4	5	5	4	3					
CFS156	Lime and Poplar Court, Greensward Lane, Hockley	18	✓	✗	Developable	5	2	5	5	5	5	3	5	2	5	5	5	3	3	5	5	5	5	2	5	3	5	2	5	5	5	5	3	2	2	5	4	4	4	5	4	4	4					
CFS160	Northlands Farm, 65 High Road, Hockley	75	✓	✗	Deliverable (subject to policy)	5	2	1	2	1	5	1	1	2	5	1	5	2	2	5	5	5	5	2	5	3	4	3	4	5	3	5	3	2	3	5	4	1	4	2	5	4	2					

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology						Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability									Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking Infrastructure	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment			
CFS169	Meadowlands, Victor Gardens, Hockley	130	✓	✗	Deliverable (subject to policy)	4	2	1	2	5	5	4	5	5	5	1	5	3	2	5	2	5	5	5	5	3	3	3	3	1	3	2	3	5	1	3	4	2	4	4	5	4	2			
CFS191	Land at Mount Bovers Lane, Hawkwell	33	✓	✗	Deliverable (Subject to Policy)	5	2	1	2	5	5	3	5	5	5	1	5	3	2	5	5	5	5	5	5	3	3	3	5	2	3	5	3	4	2	3	4	2	4	4	5	4	3			
CFS194	Land north of Rectory Road, Hawkwell	516	✓	✗	Deliverable (Subject to Policy)	4	2	1	2	5	5	4	5	2	5	1	5	2	1	5	2	5	5	5	5	3	3	3	5	3	2	5	3	5	1	3	4	2	4	4	1	4	2			
CFS197	Land r/o 185 Greensward Lane, Hockley	18	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	4	5	5	5	5	5	3	3	5	5	5	5	2	5	3	4	3	5	4	3	5	3	5	1	5	4	4	4	3	5	4	2			
CFS198	Land at 195 Greensward Lane, Hockley	54	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	4	3	5	3	3	5	3	5	1	5	4	4	4	3	5	4	2			
CFS199	Land r/o 155 Greensward Lane, Hockley	50	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	4	5	5	5	5	5	3	3	5	5	5	5	2	2	3	4	3	5	3	3	5	3	3	1	5	4	4	5	3	5	4	2			
CFS201	Land adj 41-45 Crouch View Crescent, Hockley, Esse	27	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	4	5	5	5	5	5	3	3	5	5	5	5	2	2	3	4	3	5	4	3	5	3	5	1	5	4	4	4	3	5	4	2			
CFS204	Land at / r/o 139 Greensward Lane, Hockley, Essex	14	✓	✗	Deliverable (Subject to Policy)	5	2	1	2	5	4	4	5	5	5	5	5	3	3	5	5	5	5	2	5	3	4	3	5	4	3	5	3	3	1	5	4	4	5	3	5	4	2			
CFS206	159 Greensward Lane, Hockley, SS5 5JH	9	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	4	5	5	5	5	5	3	3	5	5	5	5	2	2	3	4	3	5	4	3	5	3	5	1	5	4	4	5	3	5	4	2			

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology						Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability									Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking Infrastructure	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment				
CFS219	Ivanhoe, Ironwell Lane, Hockley, Essex, SS5 4JY	16	✓	✓	Deliverable (Subject to Policy)	5	2	1	2	5	5	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	2	2	5	3	5	2	5	4	1	4	4	1	4	2				
CFS236	Land at New Park Road, Hockley, Essex, SS5 5JX	10	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	5	5	2	5	1	5	3	3	5	5	5	5	5	5	3	4	3	3	3	2	5	3	5	1	2	4	2	4	1	1	4	2				
CFS240	Old Parsonage, Ironwell Lane, Hawkwell, Essex, SS5	20	✓	✓	Deliverable (Subject to Policy)	5	2	1	2	5	5	4	5	2	5	1	5	3	3	5	5	5	5	5	5	3	4	3	5	3	2	5	3	5	2	5	4	1	4	4	1	4	2				
CFS242	47 Victor Gardens, Hockley, SS5 4DS	14	✓	✗	Deliverable (Subject to Policy)	5	2	2	2	5	5	4	5	5	5	5	5	3	3	5	5	5	5	5	5	3	4	3	4	1	4	5	3	5	2	5	4	2	4	5	5	4	3				
CFS251	Land at Peartree Cottage, Holyoak Lane, Hockley	12	✓	✗	Deliverable (Subject to Policy)	5	2	1	2	5	5	2	5	5	5	1	5	2	2	5	5	5	5	5	5	3	3	3	4	1	3	5	3	4	2	3	4	1	4	3	5	4	2				
CFS259	Land at Homefield Farm, Greensward Lane, Hockley	121	✓	✗	Deliverable (Subject to Policy)	5	2	1	2	5	5	4	2	2	5	1	5	3	3	5	5	5	5	5	2	3	4	3	2	3	2	5	3	3	1	5	4	1	4	2	1	4	1				
CFS262	Land at Rawal Pindi Nurseries, Hawkwell	34	✓	✗	Deliverable (Subject to Policy)	5	2	3	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	2	5	4	3	5	3	4	2	5	4	1	4	4	2	4	3				
CFS263	Land at Pulpits Farm, Greensward Lane, Hockley	180	✓	✗	Deliverable (Subject to Policy)	5	2	1	2	5	5	4	2	5	5	5	5	3	2	5	5	5	5	5	2	3	3	3	2	3	2	5	3	5	1	5	4	1	4	2	1	4	1				
CFS264	Land at Greenacres Nursery, Hockley	30	✓	✗	Deliverable (Subject to Policy)	5	2	3	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	3	3	5	3	2	3	3	4	2	4	5	2	4	2				

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology						Sustainable Use of Resources	Air Quality	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability									Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment			
GF01	Land North West of Station, Hockley	13	✓	✓	Developable	5	2	5	5	2	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	5	5	5	3	2	2	5	4	3	4	4	3	4	3			
REF02	Site of 31 to 33 White Hart Lane Hawkwell	9	✓	✗	Deliverable	5	2	5	5	5	5	3	5	5	5	5	5	3	3	5	5	5	5	5	5	3	5	3	5	4	5	5	3	5	2	5	4	2	4	5	3	4	4			







Cluster Level Results for Hullbridge

Cluster Level Results for Hullbridge

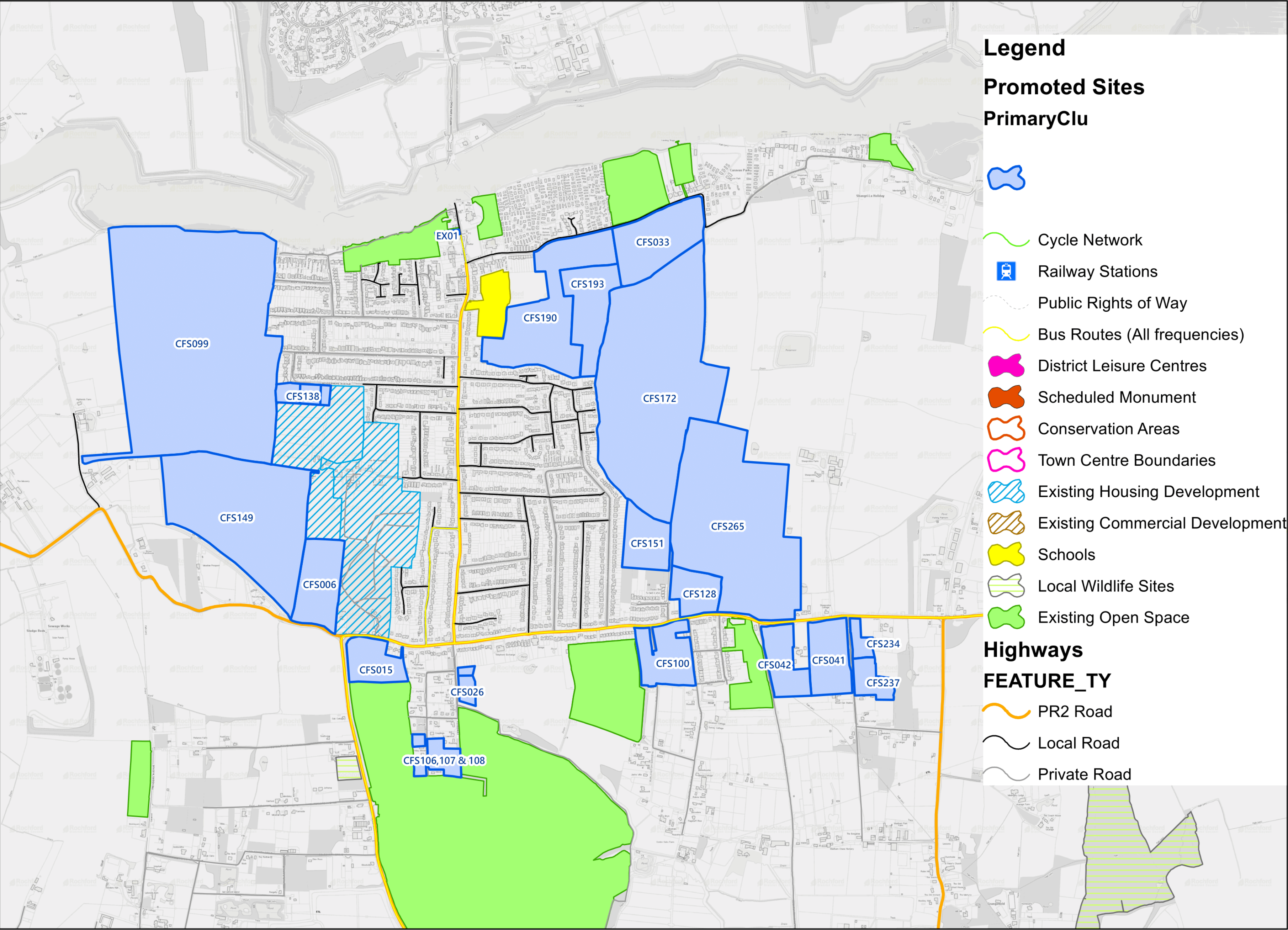
General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability										Access to facilities						
HELAA Ref	Address	Capacity	Housing? <small>(Hull)</small>	Commercial? <small>(Hull)</small>	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment				
CFS006	Lane Field, Watery Lane, Hullbridge	101	✓	✗	Deliverable (subject to policy)	5	2	2	3	5	3	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	5	4	2	5	3	2	3	5	4	4	4	2	1	4	2				
CFS015	Land SE of Lower Rd&Hullbridge Rd jtn, Hullbridge	78	✓	✗	Deliverable (subject to policy)	5	2	2	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	3	3	5	4	1	4	2	1	4	2				
CFS026	Land east side of Kingsway, Hullbridge	14	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	2	5	1	5	1	3	5	5	5	5	2	5	3	3	3	5	5	2	5	3	1	2	3	4	1	4	3	1	4	1				
CFS033	Land south of Pooles Lane, Hullbridge	132	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	2	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	1	5	3	5	1	5	4	1	4	5	1	4	1				
CFS041	La Vallee Farm, Lower Road, Hockley	89	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	2	2	5	3	5	2	5	4	1	4	4	1	4	1				
CFS042	Tower Farm, Lower Road, Hullbridge	74	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	5	2	2	5	3	5	2	5	4	1	4	5	1	4	1				
CFS099	Land west of Hullbridge	851	✓	✗	Deliverable (subject to policy)	4	2	1	3	5	1	5	5	5	5	2	5	2	2	5	2	5	5	5	5	3	3	3	4	1	1	5	3	2	1	3	4	1	4	3	1	4	1				
CFS100	Nevendon Salvage&adj land to e, Lower Rd	83	✓	✗	Developable (subject to policy)	5	2	2	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	2	5	2	2	5	3	5	2	5	4	1	4	5	1	4	1				

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing? <small>(Hull)</small>	Commercial? <small>(Hull)</small>	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment
CFS107	Land south of Roaming,Wellington Rd, Hullbridge	18	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	5	2	5	3	1	2	3	4	1	4	3	1	4	1
CFS108	Land n Friday Woods, Wellington Rd, Hullbridge	6	✓	✗	Deliverable (subject to policy)	5	2	2	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	2	3	4	1	4	3	1	4	1
CFS110	The Bush, Wellington Avenue, Hullbridge	9	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	2	3	4	1	4	3	1	4	1
CFS111	Land north of Coombes Grove, Rochford	104	✓	✓	Developable (subject to policy)	5	3	1	3	5	3	5	5	5	2	2	5	3	3	5	5	5	5	5	5	4	3	3	5	2	3	5	3	2	3	5	4	1	4	5	5	4	2
CFS120	Land e of Kingsway&Cranleigh Gardens,Hullbridge	5	✓	✗	Developable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	2	3	4	1	4	3	1	4	1
CFS128	Land adjacent to 205 Lower Road, Hullbridge	63	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	4	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	2	2	5	3	5	2	5	4	1	4	5	1	4	1
CFS138	Land south of Windermere Avenue, Hullbridge	37	✓	✗	Deliverable (subject to policy)	5	2	5	3	5	3	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	4	1	1	5	3	2	2	3	4	1	4	3	1	4	1
CFS149	Hullbridge Hill, Watery Lane, Hullbridge	476	✓	✗	Deliverable (subject to policy)	4	2	1	3	5	3	5	5	5	5	1	5	2	2	5	5	5	5	5	5	3	3	3	4	1	2	1	3	2	2	2	4	1	4	2	1	4	2

General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology					Sustainabl e Use of Resources		Air Qualit y	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability									Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment			
CFS151	Long Lane, Hullbridge	74	✓	✗	Deliverable (subject to policy)	5	2	2	3	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	2	2	5	3	5	2	3	4	1	4	4	1	4	1			
CFS172	Land At Cracknells Farm, Hullbridge	864	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	5	1	5	2	3	5	2	5	5	2	5	3	3	3	4	1	2	5	3	5	2	5	4	1	4	3	1	4	1			
CFS190	Land south of Pooles Lane, Hullbridge	309	✓	✗	Deliverable (Subject to Policy)	5	2	2	3	5	3	5	5	5	5	1	5	3	3	5	2	5	5	2	5	3	3	3	5	5	1	5	3	2	1	5	5	1	4	5	1	4	1			
CFS193	Land south of Pooles Lane, Hullbridge	144	✓	✗	Deliverable (Subject to Policy)	5	2	2	3	5	3	5	5	5	5	1	5	3	3	5	2	5	5	5	5	3	3	3	5	1	1	5	3	5	1	2	4	1	4	5	1	4	1			
CFS234	Appledore, Wadham Park Avenue, Hockley, SS5 6AL	23	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	4	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	5	2	2	2	3	5	2	5	4	1	4	4	1	4	1			
CFS237	La Mare, Wadham Park Avenue, Hockley, SS5 6AL	46	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	4	4	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	2	2	1	3	5	2	3	4	1	4	4	1	4	1			
CFS243	Land south of Vanderbilt Avenue (Section B)	19	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	3	3	5	1	2	2	1	2	2			
CFS244	Land south of Vanderbilt Avenue (Section D)	19	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	3	3	5	1	2	2	1	2	2			
CFS245	Land north of Vanderbilt Avenue (Section C)	17	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	3	3	5	1	2	2	1	2	2			

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability										Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Safety Zone	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	Employment				
CFS246	Land north of Vanderbilt Avenue (Section A)	17	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	3	5	1	2	2	1	2	2					
WD03	Land Opp. 100 Winderemere Avenue Hullbridge	15	✓	✗	Deliverable	5	2	5	3	5	3	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	4	1	1	5	3	2	2	5	4	1	4	3	1	4	1				
CFS265	Land at Sheepcotes Farm, Hullbridge	0	✓	✗		5	2	1	3	5	3	5	5	2	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	3	3	5	2	5	4	1	4	5	1	4	1				





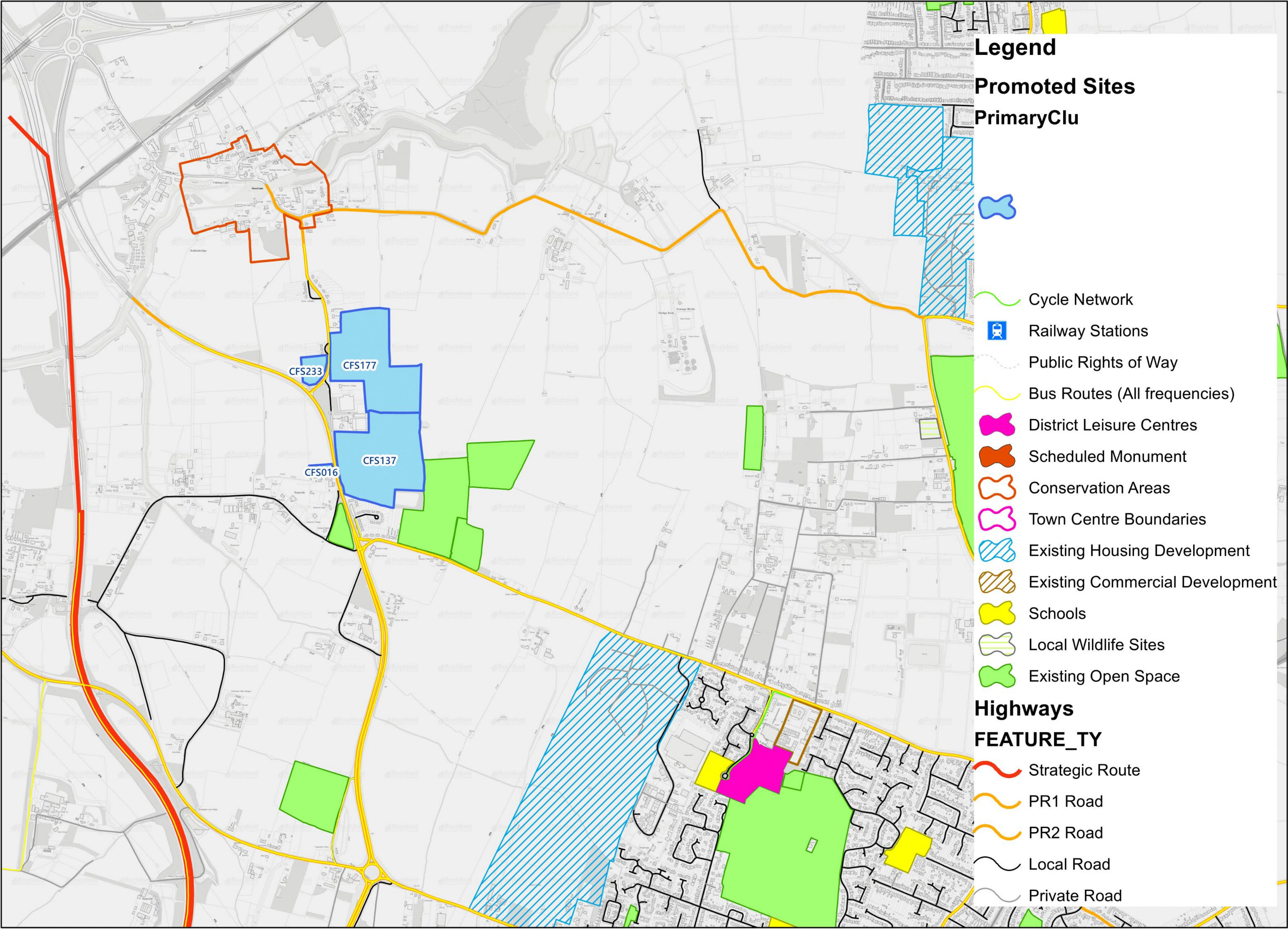


Cluster Level Results for Rawreth (also see East of Wickford)

: Cluster Level Results for Rawreth (also see East of Wickford)

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities					
HELAA Ref	Address	Capacity	Housing? (Yes/No)	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (services)	Train (distance)	Walking infrastructure	Cycling infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3ployment	
CFS016	Tyndol, Chelmsford Road, Rawreth	14	✓	✗	Deliverable (subject to policy)	5	3	2	5	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	2	3	5	3	2	5	5	1	1	4	5	1	2	2	
CFS137	Land at Hambro Nurseries,Chelmsford Rd,Rawreth	228	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	3	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	2	3	5	3	2	5	5	5	1	4	5	1	2	2	
CFS171	Land North of Rawreth Lane, Rawreth	343	✓	✓	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	2	5	5	5	5	5	5	3	3	3	4	1	2	5	3	2	5	5	5	1	2	5	1	2	2	
CFS177	Land at Beeches Farm, Rawreth	325	✓	✓	Deliverable (Subject to Policy)	5	3	1	4	5	3	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	1	3	5	3	2	5	5	1	1	4	3	1	1	1	
CFS233	Land at Battlesbridge Nursery, Chelmsford Road, Es	32	✓	✗	Deliverable (Subject to Policy)	5	3	1	4	5	3	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	4	3	5	1	3	5	3	2	5	5	1	1	4	4	1	1	1	







Cluster Level Results for Rayleigh

Cluster Level Results for Rayleigh

General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology					Sustainabl e Use of Resources		Air Qualit y	Heritage		Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities							
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Release	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (convenience)	Train (distance)	Walking	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment		
BF02	162-168 High Street, Rayleigh	14	✓	✗	Deliverable	5	2	5	5	5	5	4	5	5	5	5	2	3	3	5	5	5	5	5	5	3	5	3	5	5	3	5	3	2	5	5	5	4	4	4	4	4	4	4	4
BF03	247 London Road, Rayleigh	10	✓	✗	Deliverable	5	2	5	5	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	5	2	5	5	3	5	3	1	5	5	5	4	4	5	4	4	4	5	
BF05	Castle Road Recycling Centre, Rayleigh	16	✓	✗	Deliverable	5	2	5	5	5	5	3	5	5	5	5	5	3	3	5	5	5	5	5	5	3	5	1	5	5	3	5	3	1	5	5	4	4	4	5	4	4	4	4	
CFS001	Rayleigh Garden Centre, Eastwood Road, Rayleigh	41	✓	✗	Deliverable (subject to policy)	5	2	2	3	5	5	3	5	2	5	2	5	3	3	5	5	5	5	2	5	3	4	2	5	5	2	5	3	2	5	5	4	4	4	2	4	4	4	4	
CFS003	Land at jtn The Drive and Disraeli Rd, Rayleigh	11	✓	✗	Deliverable (subject to policy)	5	3	1	3	5	5	4	5	2	5	5	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	5	3	4	4	4	2	4	4	4	4	
CFS005	Plot 13, South west side of London Rd, Rawreth	7	✓	✗	Deliverable (subject to policy)	5	2	2	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	3	5	3	2	5	5	4	4	4	4	4	4	4	4	
CFS014	Land opposite 1 to 10 Disraeli Road, Rayleigh	23	✓	✗	Deliverable (subject to policy)	5	3	1	3	5	5	4	5	2	5	5	5	3	3	5	5	5	5	5	5	3	4	3	4	1	2	5	3	2	5	3	4	4	4	2	4	4	4	4	
CFS025	Land south of Montefiore Avenue, Rayleigh	17	✓	✓	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	3	1	2	5	3	3	3	3	4	4	4	2	4	4	4	4	
CFS027	Land north of Bull Lane, Rayleigh	114	✓	✗	Deliverable (subject to policy)	4	2	1	2	5	5	3	5	2	5	2	5	3	3	5	5	5	5	2	2	3	3	3	4	1	3	5	3	3	2	5	4	4	4	4	4	4	4	4	
CFS029	Land at Turrett Farm, Napier Road, Rayleigh	29	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	3	1	3	5	3	3	4	5	4	4	4	2	4	4	4	4	



General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology					Sustainabl e Use of Resources		Air Qualit y	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability							Access to facilities								
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (service)	Train (distance)	Walking	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS031	Land n of Rawreth Ln&e of Parkhurst Dr, Rayleigh	26	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	2	5	5	3	4	3	4	4	4	4	4	4	5	
CFS037	The Ramblers & Dahlia Lodge, Eastwood Rise, Leigh	43	✓	✗	Deliverable (subject to policy)	5	3	1	5	5	5	4	5	5	5	5	5	3	3	5	2	5	5	5	5	3	4	3	3	3	1	2	5	3	2	5	3	4	4	4	2	4	4	4
CFS044	15 Southview Cl,270 Eastwood Rd,Acacia Nurs,Ray	104	✓	✗	Deliverable (subject to policy)	4	2	1	3	5	5	4	5	2	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	5	5	5	5	4	4	4	3	4	4	4	
CFS047	36 Connaught Road, Rayleigh	14	✓	✗	Deliverable (subject to policy)	5	3	2	3	5	5	3	5	5	5	5	5	3	3	5	5	5	5	5	5	3	4	3	5	5	2	5	3	3	5	5	4	4	4	2	4	4	4	
CFS048	287 Daws Heath Road, Rayleigh	41	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	5	3	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	4	1	2	5	5	1	5	5	4	4	4	4	4	4	4	
CFS053	Land s of 38 and 39 Wellington Road, Rayleigh	123	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	3	5	5	5	2	5	3	3	5	5	5	5	5	5	3	3	3	5	5	3	5	3	3	4	5	4	4	4	3	4	4	4	
CFS054	Land rear of 17 and 19 South View Close, Rayleigh	32	✓	✗	Deliverable (subject to policy)	4	2	1	3	5	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	5	5	5	5	4	4	4	3	4	4	4	
CFS059	Land at Sandhill Road, Eastwood	20	✓	✓	Deliverable (subject to policy)	5	2	2	2	5	5	4	5	5	5	5	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	2	5	3	4	4	4	2	4	4	4	
CFS068	Land at Lower Wyburns Farm,s of Daws Heath Rd,Ray	96	✓	✓	Deliverable (subject to policy)	4	2	2	3	5	5	3	5	2	5	1	5	3	3	5	5	5	5	2	5	3	4	3	2	1	2	5	5	2	5	5	4	4	4	3	4	4	4	

General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology					Sustainabl e Use of Resources		Air Qualit y	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Drainage	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (distance)	Train (distance)	Walking	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS069	Land at Lower Wyburns Farm,nof Daws Heath Rd,Ray	31	✓	✓	Deliverable (subject to policy)	3	2	2	3	5	5	4	5	2	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	5	2	5	5	1	5	5	5	4	4	4	4	4	4	4
CFS077	Land to the north of Great Wheatley Road, Rayleigh	263	✓	✓	Deliverable (subject to policy)	5	2	2	3	5	5	3	5	2	2	1	5	3	1	5	5	5	5	5	2	3	3	3	5	1	3	5	3	2	5	5	4	4	4	4	4	4	4	4
CFS086	Lnd b/t Rivendell&Brookside,Napier Rd,Rayleigh	11	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	4	5	5	5	5	5	3	3	5	5	5	5	5	5	3	3	3	4	1	3	5	3	3	4	3	4	4	4	3	4	4	4	4
CFS087	Land b/t Western Road&Weir Farm Road, Rayleigh	108	✓	✗	Deliverable (subject to policy)	5	2	3	5	5	5	2	5	2	5	2	5	3	1	5	5	5	5	2	5	3	3	3	2	3	2	5	3	3	5	5	4	4	4	1	4	4	4	4
CFS089	Land adjacent to Dunsmure, The Drive, Rayleigh	7	✓	✗	Deliverable (subject to policy)	5	3	2	3	5	5	3	5	5	5	5	5	3	3	5	5	5	5	5	5	3	3	3	4	5	2	5	3	3	5	3	4	4	4	2	4	4	4	4
CFS098	Land north of Napier Road, Rayleigh	53	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	3	1	3	5	3	3	4	3	4	4	4	3	4	4	4	4
CFS102	Land n of Eastwood Rd, e of The Drive, Rayleigh	77	✓	✗	Developabl e (subject to policy)	5	2	2	3	5	5	3	5	2	5	2	5	3	3	5	5	5	5	2	5	3	4	2	5	5	2	5	3	3	5	3	4	4	4	2	4	4	4	4
CFS106	Land b/t Couplings&Nebkitt, Wellington Ave,Hull	18	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	2	3	4	4	4	3	4	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology					Sustainabl e Use of Resources		Air Qualit y	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Distance	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (distance)	Train (distance)	Walking	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS121	Land North of A127, Rayleigh	1347	✓	✓	Developabl e (subject to policy)	5	2	2	4	5	5	3	5	5	5	1	5	3	2	5	5	5	2	5	5	3	3	3	1	1	2	5	3	2	4	3	4	4	4	1	4	5	4	
CFS127	Eastwood Nurseries, off Bartletts, Rayleigh	203	✓	✗	Deliverable (subject to policy)	4	2	1	3	5	5	2	5	2	5	1	5	3	3	5	5	5	5	2	2	3	3	3	5	5	2	5	5	2	5	5	4	4	4	2	4	4	4	
CFS134	Land b/t Eastwood Rise&Rayleigh Ave, Eastwood	146	✓	✗	Deliverable (subject to policy)	5	3	1	3	1	5	3	2	5	5	1	5	3	3	5	2	5	5	5	5	3	3	3	3	1	2	5	3	2	5	3	4	4	4	2	4	4	4	
CFS136	The Dell, Madrid Avenue, Rayleigh	74	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	2	5	5	5	5	5	5	3	4	3	4	1	2	5	3	3	4	5	4	4	4	3	4	4	4	
CFS139	Land north of Hooley Drive, Rayleigh	17	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	4	3	4	4	4	3	4	4	4	
CFS148	Land North of Rawreth Lane, Rawreth	562	✓	✓	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	1	1	5	5	5	5	2	5	3	3	3	4	1	2	5	3	3	4	5	4	4	4	2	4	4	4	
CFS157	Sangster Court, Church Road, Rayleigh	9	✓	✗	Developabl e	5	2	5	5	5	5	4	5	5	5	5	5	3	3	5	5	5	5	5	5	3	5	2	5	5	3	5	3	1	5	5	4	4	4	4	4	4		
CFS161	57 High Road, Hockley	49	✓	✗	Deliverable (subject to policy)	5	2	1	2	5	5	3	5	5	5	1	5	3	3	5	5	5	5	2	5	3	4	3	5	5	3	5	3	2	3	5	4	4	4	3	4	4	4	
CFS162	Land rear of 158 Rawreth Lane, Rayleigh	37	✓	✗	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	2	5	5	5	5	5	5	3	3	3	5	1	2	5	5	3	4	5	4	4	4	4	4	4	5	
CFS163	Land at Lubards Lodge Farm, Rayleigh	129	✗	✓	Not deliverable or developabl e	5	2	2	4	5	5	4	5	2	5	1	5	3	3	5	5	5	5	2	5	3	5	2	5	3	3	5	3	3	4	5	4	4	4	4	4	4	4	

General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology					Sustainabl e Use of Resources		Air Qualit y	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities							
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Distance	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (distance) (Leisure)	Train (distance)	Walking	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment		
CFS170	Land North of Rawreth Lane, Rawreth	85	✓	✓	Deliverable (subject to policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	4	5	4	4	4	4	4	4	4	4	4
CFS178	Rear of Rutland, The Drive, Rayleigh	6	✓	✓	Deliverable (Subject to Policy)	5	3	2	3	5	5	3	5	5	5	5	5	3	3	5	5	5	5	5	5	3	4	3	4	5	2	5	3	3	5	3	4	4	4	4	2	4	4	4	4
CFS181	The Stables, Ethel Road, Rayleigh	16	✓	✗	Deliverable (Subject to Policy)	5	3	1	3	5	5	3	5	5	5	5	5	3	2	5	5	5	5	5	5	3	4	3	4	5	2	5	3	3	5	3	4	4	4	2	4	4	4	4	4
CFS182	High Gables, Rayleigh Downs Road, Rayleigh	17	✓	✗	Deliverable (Subject to Policy)	5	2	1	3	5	5	3	5	5	5	1	5	3	3	5	5	5	5	2	5	3	4	3	4	1	2	5	5	5	5	2	4	4	4	2	4	4	4	4	4
CFS207	1 Disraeli Road, Rayleigh, Essex, SS6 8XP	6	✓	✓	Deliverable (Subject to Policy)	5	3	1	3	5	5	4	5	5	5	5	5	3	3	5	5	5	5	2	5	3	4	3	3	1	2	5	3	2	5	3	4	4	4	2	4	4	4	4	4
CFS212	Land at Rayleigh Downs Rd & Arterial Rd, Rayleigh	23	✓	✗	Deliverable (Subject to Policy)	5	2	2	3	5	5	2	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	1	2	5	5	5	5	3	4	4	4	2	4	4	4	4	4
CFS220	Land at Rawreth Lane, Rayleigh	14	✓	✓	Deliverable (Subject to Policy)	5	2	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	2	3	3	3	5	1	2	5	5	3	4	3	4	4	4	4	4	4	4	5	5
CFS221	Hollowdene, Hooley Drive, Rayleigh, SS6 9RA	42	✓	✓	Deliverable (Subject to Policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	5	1	2	5	5	3	3	3	4	4	4	4	4	4	4	4	4
CFS247	Land east of Hooley Drive, Rayleigh (Section B)	19	✓	✗	Deliverable (Subject to Policy)	5	2	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	2	5	5	3	4	3	4	4	4	4	4	4	4	5	5
CFS248	Land east of Hooley Drive, Rayleigh (Section A)	24	✓	✓	Deliverable (Subject to Policy)	5	2	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	2	5	5	3	3	3	4	4	4	4	4	4	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscap e	Biodiversity and Ecology						Sustainabl e Use of Resources		Air Qualit y	Heritage	Site Conditions and Hazards								Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical Distance	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (frequency)	Train (distance)	Walking	Cycling Infrastructure	Public Rights of Way	Distance to strategic	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment		
CFS249	Land east of Hooley Drive, Rayleigh (Section B)	11	✓	✓	Deliverable (Subject to Policy)	5	2	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	2	5	5	3	3	3	4	4	4	4	4	4	4	4	
CFS250	Land at Rayleigh Downs Road, Rayleigh, Essex, SS6	8	✓	✗	Deliverable (Subject to Policy)	3	2	1	3	5	5	3	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	5	2	5	3	2	5	3	4	4	4	2	4	4	4	4	
CFS256	Land north of Daws Heath Road and A127, Rayleigh	104	✓	✗	Deliverable (Subject to Policy)	5	2	1	3	5	5	3	5	5	5	1	5	3	3	5	5	5	5	2	5	3	4	3	3	5	2	5	5	5	5	2	4	4	4	4	4	4	4	4	
COL20	Civic Suite Hockley Road Rayleigh	19	✓	✓	Deliverable	5	2	5	5	5	5	4	5	5	5	5	2	2	1	5	5	5	5	5	5	3	5	1	5	5	4	5	3	2	5	5	4	5	5	5	5	5	4	5	
COL7	Mill Arts and Events Centre Bellingham Lane Rayleigh	25	✓	✓	Deliverable	5	2	5	5	5	5	4	5	5	5	5	5	2	3	5	5	5	5	5	5	3	5	1	5	5	4	5	3	2	5	5	4	4	5	4	4	4	4	4	
REF01	156 High Street Rayleigh	6	✓	✓	Deliverable	5	2	5	5	5	5	4	5	5	5	5	2	3	3	5	5	5	5	5	5	3	5	1	5	5	3	5	3	2	5	5	5	4	4	4	4	4	4	4	
REF03	Rear of 98 to 128 High Street, Rayleigh	20	✓	✓	Deliverable	5	2	5	5	5	5	4	5	5	5	5	2	2	3	5	5	5	5	5	5	3	5	3	5	5	4	5	3	2	5	5	5	4	5	4	5	4	5		







Cluster Level Results for Rochford and Ashingdon

: Cluster Level Results for Rochford and Ashingdon

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities					
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus	Bus	Train	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
BF01	68-72 West Street, Rochford	10	✓	✗	Deliverable	3	2	5	5	5	4	5	5	5	5	5	5	2	4	5	5	5	5	5	5	4	5	1	5	5	5	5	5	5	4	5	5	4	4	4	5	4	5
CFS007	Rear of Golden Cross Road, Ashingdon	40	✓	✗	Deliverable (subject to policy)	5	2	2	3	5	5	5	5	2	2	5	5	3	3	5	5	5	5	5	5	3	3	3	4	4	2	5	3	2	2	5	4	4	4	3	4	4	4
CFS008	Land at The Chase, Ashingdon (Merged)	5	✓	✗	Deliverable (subject to policy)	5	3	2	5	5	5	5	5	2	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	2	5	3	2	1	3	4	4	4	4	4	4	4
CFS010	Roverdene, Ellesmere Road, Ashingdon (Merged)	14	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	1	2	5	3	1	1	3	4	4	4	2	4	4	4
CFS013	Land at rear of Newton Hall Gardens, Ashingdon	99	✓	✓	Deliverable (subject to policy)	5	3	1	3	5	5	5	5	5	5	5	5	2	3	5	5	5	5	5	2	3	4	3	5	4	2	5	3	2	2	5	4	4	4	4	4	4	4
CFS021	Land b/t Cynara&Holmfield, Canewdon Rd, Ashingdon	14	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	5	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	4	2	2	5	3	2	1	5	4	4	4	2	4	4	4
CFS022	Meadowbrook Farm, Ironwell Lane, Rochford (Merged)	393	✓	✓	Deliverable (subject to policy)	3	3	2	3	5	4	5	5	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	5	3	4	5	5	5	3	3	4	4	5	2	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability							Access to facilities							
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (at least 400m)	Bus (at least 800m)	Train (at least 400m)	Walking	Cycling	Public Rights	Distance to nearest station	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS028	Land adjacent to Brayside, Brays Lane, Rochford	6	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	5	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	2	5	3	1	2	5	4	4	4	2	4	4	4
CFS035	Land w & n of Rochford Hall, Hall Rd, Rochford	44	✓	✗	Deliverable (subject to policy)	5	3	2	3	5	4	5	5	5	2	5	5	1	1	5	5	5	5	5	5	3	4	3	5	2	5	5	5	2	3	5	4	4	4	3	4	4	4
CFS038	Plots 138/139/140, Lyndhurst Rd, Ashingdon	8	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	1	3	5	4	4	2	4	4	4
CFS046	Plots 37-39 Ashingdon Park Estate,Arundel Rd,Ash	7	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	1	1	3	4	4	4	2	4	4	4
CFS050	Former Castle Point and Rochford Adult Community College, Rochford	84	✓	✗	Deliverable (subject to policy)	5	3	5	5	5	3	5	5	5	5	5	5	3	2	5	5	5	5	2	5	3	4	3	4	1	4	5	3	3	3	5	4	4	4	5	4	4	4
CFS051	Plots 74 to 79 Fambridge Road, Ashingdon	14	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	1	5	5	4	4	2	4	4	4
CFS063	Land south of Watts Lane, Rochford	47	✓	✓	Deliverable (subject to policy)	4	3	2	5	5	3	5	5	5	2	5	5	3	2	2	5	5	5	2	5	4	3	2	5	4	5	5	3	3	4	5	4	4	5	5	4	4	4
CFS066	Circus Field, land w of Southend Road, Rochford	40	✓	✓	Deliverable (subject to policy)	5	2	2	5	5	3	5	5	5	2	5	5	2	3	5	5	5	5	5	5	4	3	3	5	4	3	5	3	1	4	5	4	4	4	5	4	4	5



General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (Access)	Bus (Access)	Train (Access)	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS067	Three Ashes, lands of Tinkers Lane, Rochford	265	✓	✓	Deliverable (subject to policy)	4	2	2	5	5	2	5	5	5	2	2	5	2	2	2	5	5	5	5	5	4	3	3	5	5	3	5	3	3	4	5	4	4	4	5	4	4	4
CFS078	Land w/Cherry Orchard Way&s/CO Ln, Rochford	360	✓	✓	Deliverable (subject to policy)	4	3	1	2	5	5	4	2	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	2	1	3	5	5	3	3	5	4	4	4	3	4	4	4
CFS079	Land w/Cherry Orchard Way and e/CO Ln, Rochford	74	✓	✓	Deliverable (subject to policy)	4	3	1	3	5	5	5	5	5	2	1	5	2	2	5	5	5	5	2	5	3	3	3	2	1	3	5	5	3	3	5	4	4	4	4	4	4	4
CFS080	Land east of Cherry Orchard Way, Rochford	135	✓	✓	Deliverable (subject to policy)	4	3	1	3	5	5	5	5	5	5	1	5	2	3	5	5	5	5	2	5	3	3	3	3	1	3	5	5	3	3	5	4	4	4	5	4	4	4
CFS081	Land at Stroud Green, n of Hall Road, Rochford	288	✓	✓	Deliverable (subject to policy)	5	3	1	3	5	5	4	5	5	2	1	5	3	1	5	5	5	5	5	5	3	3	3	2	1	3	5	5	3	3	5	4	4	4	4	4	4	4
CFS083	Land south of Hall Rd&west of Ark Lane, Rochford	264	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	5	4	5	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	2	1	3	5	3	2	3	5	4	4	4	3	4	4	4
CFS084	Land south of Hall Road, Rochford	251	✓	✗	Deliverable (subject to policy)	4	3	1	3	5	4	5	5	5	2	1	5	2	3	5	5	5	5	2	5	3	3	3	3	1	3	5	5	3	3	5	4	4	4	3	4	4	4
CFS085	Land west&north of Rochford Hall,Hall Rd,Rochford	78	✓	✗	Not deliverable or developable	4	3	2	3	5	4	5	5	2	2	5	5	1	1	5	5	5	5	2	5	3	4	3	5	2	5	5	5	5	3	5	5	4	4	3	4	4	4

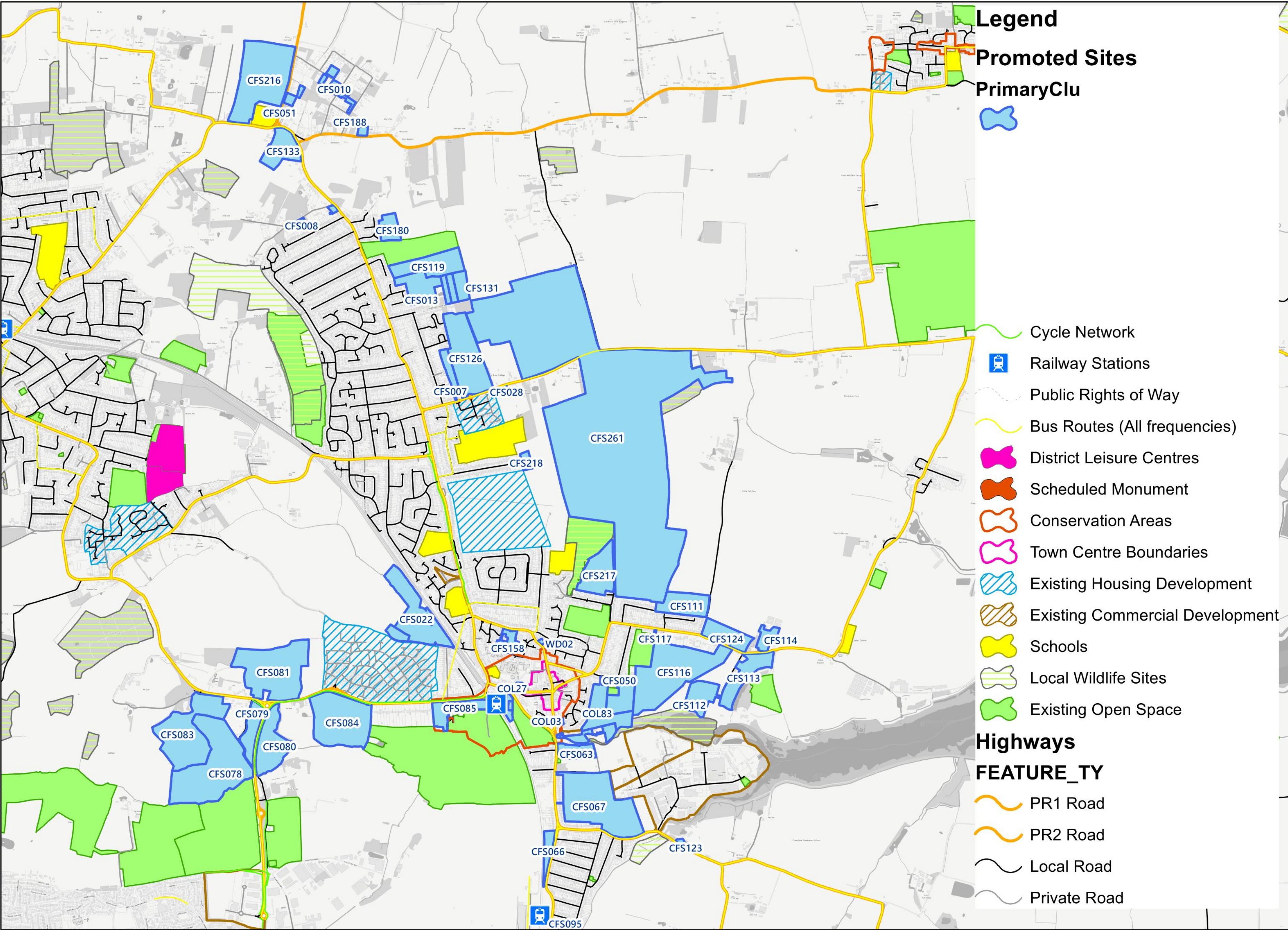
General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability							Access to facilities							
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (frequency)	Train (distance)	Walking	Cycling	Public Rights of Way	Distance to station	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS095	Peggle Meadow, Southend Road, Rochford	102	✓	✗	Deliverable (subject to policy)	4	2	2	3	5	3	5	5	5	2	2	5	2	3	5	5	5	5	5	5	4	3	3	5	4	4	5	3	1	5	5	4	4	4	5	4	4	4
CFS096	43-45 South Street, Rochford	14	✓	✗	Deliverable	4	3	5	5	5	3	5	5	5	5	5	5	1	1	5	5	5	5	2	5	4	5	3	5	5	5	5	3	3	4	5	4	4	5	5	5	4	5
CFS105	Land north of Hambo Hill, Rayleigh	242	✓	✗	Developable (subject to policy)	5	2	2	2	5	5	3	5	2	5	1	5	2	3	5	5	5	5	2	2	3	4	2	5	5	3	5	3	2	4	5	4	4	4	4	4	4	4
CFS112	Land w of Stambridge Mills, Mill Lane, Rochford	76	✓	✓	Developable (subject to policy)	4	3	1	3	5	2	5	2	5	2	2	5	2	3	2	5	5	5	5	5	4	3	3	4	2	3	5	3	3	2	5	4	4	4	3	4	4	4
CFS113	Land to the east of Mill Lane, Rochford	39	✓	✓	Developable (subject to policy)	2	3	1	2	5	2	5	5	5	2	1	5	2	1	5	5	5	5	2	5	4	3	3	5	2	3	5	3	3	2	5	4	4	4	4	4	4	4
CFS114	Land r/oCherry Tree pub,Stambridge Rd,Rochford	39	✓	✓	Developable (subject to policy)	5	3	1	3	5	3	5	5	5	2	1	5	3	1	2	5	5	5	5	5	4	3	3	5	2	3	5	3	2	2	5	4	4	4	3	4	4	4
CFS116	Land s of Coombes Farm, Stambridge Rd, Rochford	411	✓	✓	Deliverable (subject to policy)	5	3	1	3	5	4	5	5	5	2	2	5	2	3	2	5	5	5	5	5	4	3	3	5	2	3	5	3	3	3	5	4	4	4	5	4	4	4
CFS117	120-122 Stambridge Road, Rochford	10	✓	✗	Deliverable	5	3	1	5	5	3	5	5	5	2	5	5	3	3	5	5	5	5	2	5	3	4	3	5	2	3	5	3	2	3	5	4	4	4	5	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities							
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (at least 400m)	Bus (at least 800m)	Train (at least 400m)	Walking (at least 400m)	Cycling (at least 400m)	Public Rights of Way	Distance to nearest station	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS119	Land south of King George's Field, Ashingdon	127	✓	✗	Developable (subject to policy)	5	3	1	3	5	5	5	5	5	5	2	5	3	2	5	5	5	5	5	5	3	3	3	5	3	2	5	3	2	2	2	4	4	4	4	4	4	4	4
CFS123	1&2 Sutton Ford Cottages,Sutton Rd,Rochford	12	✓	✗	Developable (subject to policy)	4	2	2	3	5	2	5	5	5	2	1	5	3	3	5	5	5	5	2	5	3	4	3	5	2	3	5	3	2	4	5	4	4	4	3	4	4	4	4
CFS124	Land east of Little Stambridge Hall Ln,Rochford	63	✓	✗	Developable (subject to policy)	5	3	1	3	5	3	5	5	5	2	1	5	3	2	2	5	5	5	5	5	4	3	3	5	2	3	5	3	2	3	5	4	4	4	4	4	4	4	4
CFS126	Land north of Brays Lane, Ashingdon	247	✓	✗	Deliverable (subject to policy)	5	2	2	3	5	5	5	5	2	2	2	5	3	3	5	5	5	5	2	5	3	3	3	4	2	2	5	3	2	2	5	4	4	4	3	4	4	4	4
CFS129	Boness, Canewdon View Road, Rochford	22	✓	✗	Deliverable (subject to policy)	5	3	1	3	5	5	5	5	5	5	5	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	2	2	3	4	4	4	3	4	4	4	4
CFS130	Lavender Lodge, Canewdon View Road, Rochford	23	✓	✗	Deliverable (subject to policy)	5	3	1	3	5	5	5	5	5	5	2	5	3	3	5	5	5	5	5	5	3	3	3	4	1	2	5	3	1	2	3	4	4	4	3	4	4	4	4
CFS131	Beehive, Canewdon View Road, Rochford	22	✓	✗	Deliverable (subject to policy)	5	3	1	3	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	4	3	4	1	2	5	3	1	2	3	4	4	4	3	4	4	4	4
CFS133	Land s of Ashingdon Rd,Ashingdon Rd,Ashingdon	87	✓	✗	Deliverable (subject to policy)	5	3	1	2	5	5	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	1	1	5	5	4	4	3	4	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability							Access to facilities								
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International Habitats	National Nature Reserves	Local Nature Reserves	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (distance)	Bus (frequency)	Train (distance)	Walking	Cycling	Public Rights of Way	Distance to nearest station	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS158	St Luke's Place, Dalys Road, Rochford	43	✓	✗	Not deliverable or developable	5	2	5	5	5	4	5	5	2	5	5	5	2	1	5	5	5	5	2	5	4	5	2	5	5	4	5	5	5	3	5	4	4	4	4	4	4	4	4
CFS159	563A Ashingdon Road and land adj Chase, Rochford	11	✓	✗	Deliverable (subject to policy)	5	3	2	3	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	3	2	5	3	2	1	5	4	4	4	4	4	4	4	4
CFS180	Land East of Highcliff Crescent, Ashingdon	61	✓	✗	Deliverable (Subject to Policy)	5	3	1	3	5	5	5	5	5	5	5	5	2	2	5	5	5	5	5	5	3	3	3	5	4	2	5	3	2	1	5	4	4	4	5	4	4	5	5
CFS187	Land north of Arundel Road, Ashingdon	12	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	5	5	5	5	1	5	2	3	5	5	5	5	2	5	3	5	3	4	1	2	2	3	1	1	3	4	4	4	2	4	4	4	4
CFS188	Land btwn Ellesmere & Ethelbert Rd, Ashingdon	14	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	5	3	4	1	2	5	3	2	1	3	4	4	4	2	4	4	4	4
CFS216	Land at Fambridge Road, Ashingdon	465	✓	✗	Deliverable (Subject to Policy)	5	3	1	2	5	4	5	5	5	5	1	5	2	3	5	2	5	5	5	5	3	3	3	5	5	2	5	3	1	1	3	5	4	4	2	4	4	4	4
CFS217	Land at Doggetts Chase, Rochford	174	✓	✗	Deliverable (Subject to Policy)	5	2	2	3	5	4	5	2	5	2	1	5	3	3	5	5	5	5	5	5	4	3	3	5	2	3	5	3	2	3	5	4	4	4	5	4	4	4	4
CFS218	Land at Oxford Road, Rochford	22	✓	✗	Deliverable (Subject to Policy)	5	2	2	3	5	4	5	5	5	2	5	5	2	3	5	5	5	5	5	5	3	3	3	4	1	3	5	3	1	2	5	4	4	4	2	4	4	4	4
CFS255	Land at North Side of Ironwell Lane, Rochford	30	✓	✗	Deliverable (Subject to Policy)	5	3	2	3	5	4	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	4	1	4	5	3	5	1	5	4	4	4	2	4	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability							Access to facilities								
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (at least 100m)	Bus (at least 200m)	Train (at least 200m)	Walking (at least 100m)	Cycling (at least 100m)	Public Rights of Way	Distance to nearest	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
COL03	Council Depot, South Street, Rochford	48	✗	✗	Not deliverable or developable	3	3	2	5	5	3	5	1	5	2	5	5	2	3	2	5	5	5	2	5	4	5	1	5	5	5	5	3	3	4	5	4	4	5	5	4	4	4	4
COL13	Freight House, Bradley Way, Rochford	21	✓	✓	Not deliverable or developable	5	3	5	5	5	4	5	5	5	5	5	5	2	3	5	5	5	5	5	5	4	5	1	5	5	5	5	5	2	4	5	5	4	4	4	4	4	4	4
COL21	Council Offices, South Street, Rochford	23	✓	✗	Developable	5	3	5	5	5	3	5	5	5	2	5	5	2	3	5	5	5	5	2	5	4	5	1	5	5	5	5	3	3	4	5	4	4	5	5	5	4	5	5
COL27	Freight House Car Park, Rochford	14	✗	✗	Not deliverable or developable	5	2	5	5	5	4	5	5	5	5	5	5	2	2	5	5	5	5	5	5	4	5	3	5	5	5	5	5	2	4	5	5	4	4	4	4	4	4	4
COL83	Millview Meadows, Rochford (Part 1)	10	✗	✗	Not deliverable or developable	5	3	5	5	5	3	5	2	5	2	5	5	3	3	2	5	5	5	2	5	3	3	3	3	5	5	2	5	3	3	4	5	4	4	4	2	4	4	4
COL83	Millview Meadows, Rochford (Part 2)	70	✗	✗	Not deliverable or developable	5	3	5	5	5	3	5	2	5	2	5	5	3	3	2	5	5	5	2	5	3	3	3	3	5	5	2	5	3	3	4	5	4	4	4	2	4	4	4
WD02	66 North Street Rochford	7	✓	✗	Deliverable	5	2	5	5	5	4	5	5	5	5	5	5	3	3	5	5	5	5	5	5	4	5	3	5	5	5	5	3	2	4	5	4	4	4	4	5	4	5	
CFS261	Land east of Oxford Road, Rochford	4447	✓	✓	Developable (Subject to Policy)	5	2	1	3	5	3	5	2	2	2	1	5	1	1	5	5	5	5	2	5	4	3	3	2	1	3	1	3	2	2	5	5	5	5	3	4	5	4	4



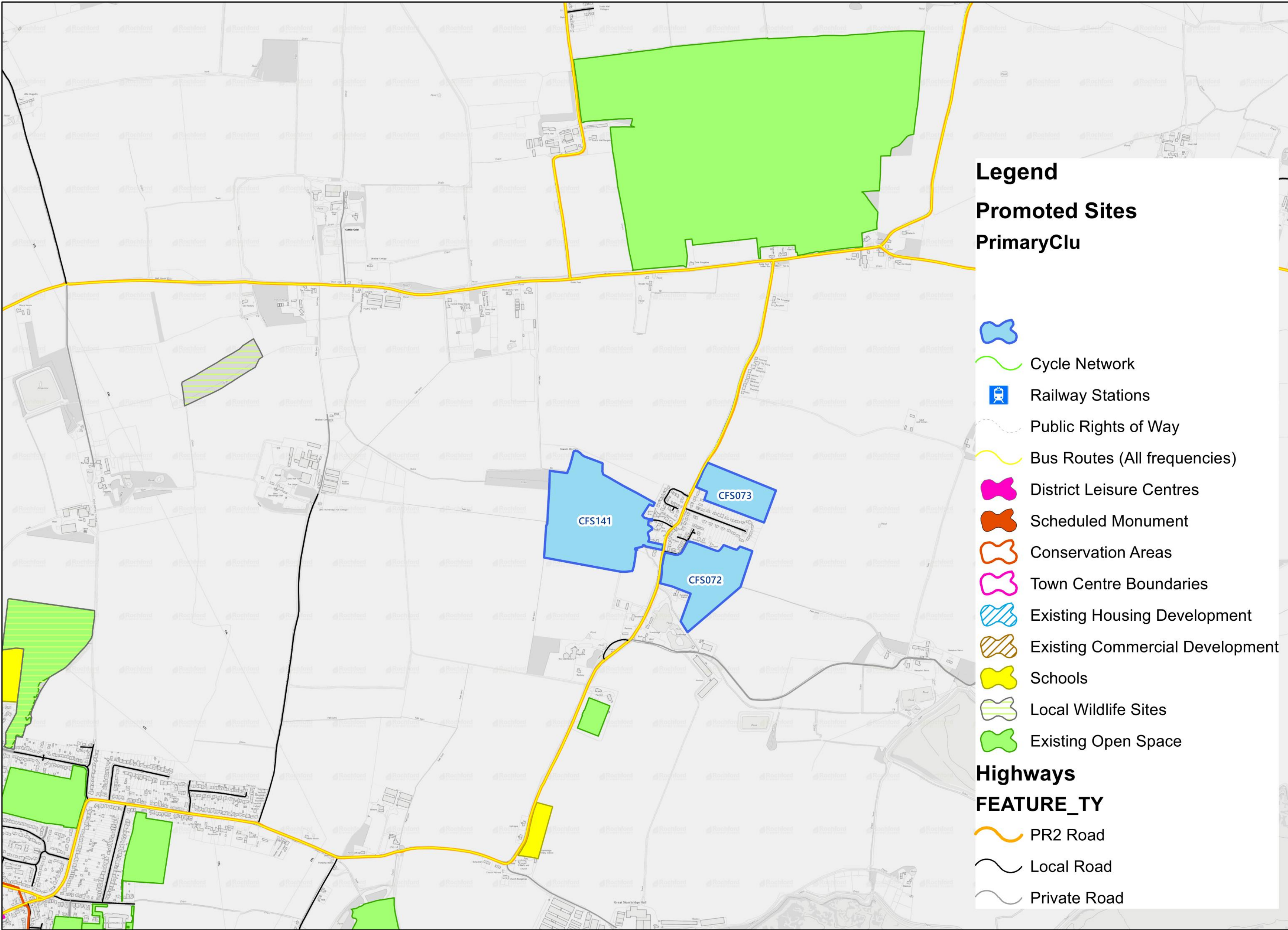




Cluster Level Results for Stambridge

: Cluster Level Results for Stambridge

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability							Access to facilities							
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus	Bus	Train	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS072	Land s of Cagefield Rd&e of Stambridge Rd,Stambrid	167	✓	✓	Deliverable (subject to policy)	4	2	1	2	5	3	5	5	5	2	1	5	2	3	5	5	5	5	5	5	4	3	3	5	2	2	5	3	2	1	5	5	1	4	4	1	1	1
CFS073	Land nof Cagefield Rd&e of Stambridge Rd,Stambrid	74	✓	✓	Deliverable (subject to policy)	5	2	1	2	5	3	5	5	5	2	1	5	3	3	5	5	5	5	5	5	4	3	3	5	2	2	5	3	2	1	5	5	1	4	4	1	1	1
CFS141	Stewards Elm Farm, Great Stambridge	231	✓	✗	Deliverable (subject to policy)	4	2	1	3	5	4	5	5	5	2	1	5	2	3	5	5	5	5	2	5	4	3	3	5	2	2	5	3	2	1	5	5	1	4	3	1	1	1
CFS213	Site on Apton Hall Road, Ballards Gore Golf Club	52	✓	✗	Deliverable (Subject to Policy)	5	2	1	2	5	4	5	5	5	2	1	5	3	2	5	5	5	5	5	5	4	3	3	5	2	2	5	2	2	1	5	5	1	4	2	1	1	1



89.  
90.  
91. Cluster Level Results for North of Southend



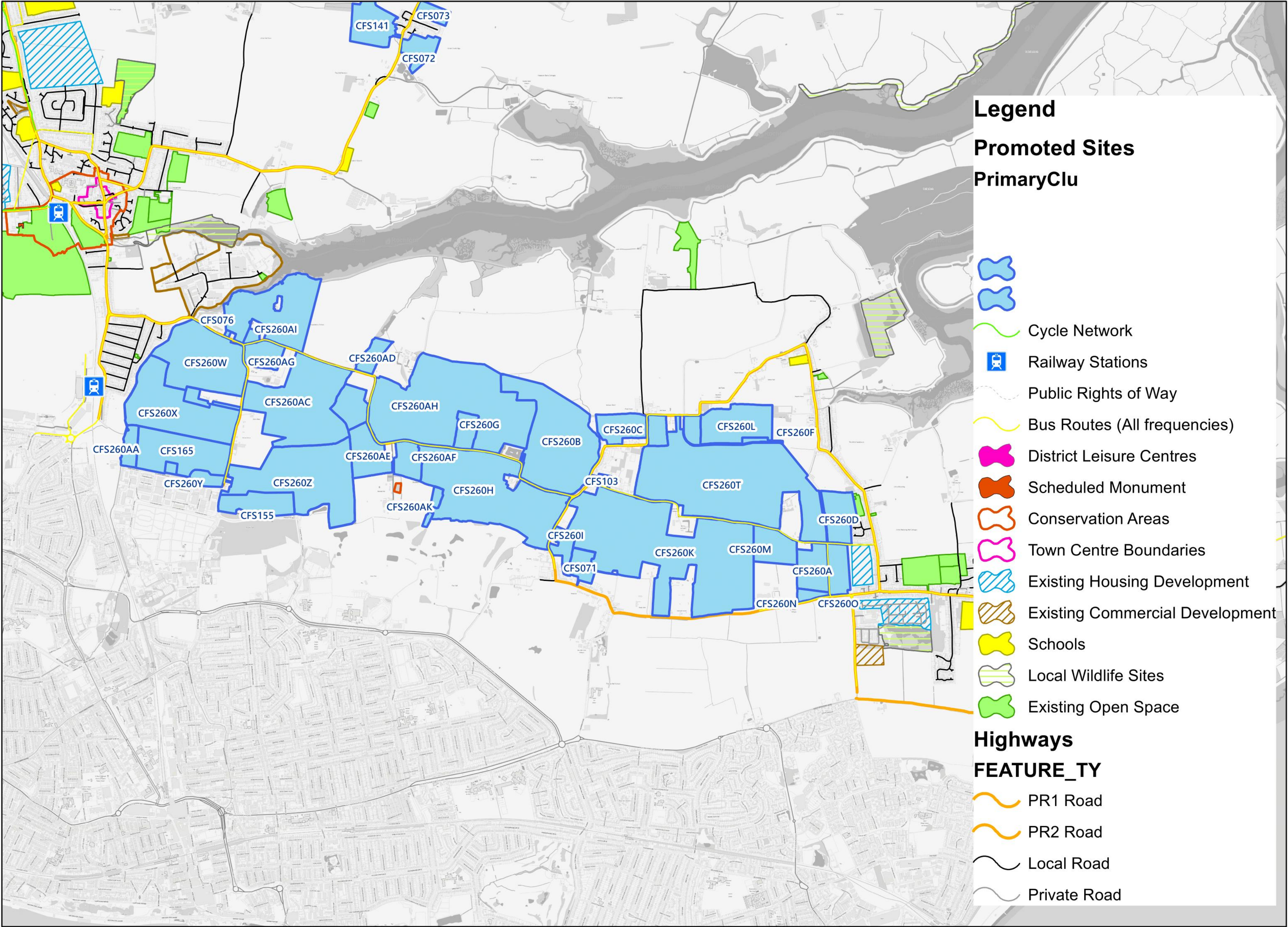
Cluster Level Results for North of Southend (Sutton and Stonebridge)

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage		Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities					
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus	Bus	Train	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS071	Land north of Barling Road, Barling	111	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	1	2	5	3	5	4	5	4	4	4	1	4	4	4
CFS076	Land to the north of Sutton Road, Rochford	191	✓	✗	Deliverable (subject to policy)	4	2	2	5	5	2	5	5	5	2	1	5	3	2	5	5	5	5	2	5	3	3	3	4	1	3	5	3	2	4	5	4	4	4	3	4	4	4
CFS142	Land at Barrow Hall Road, Little Wakering	6	✓	✗	Deliverable (subject to policy)	5	2	1	3	5	4	5	5	5	2	1	5	2	3	5	5	5	5	5	5	3	3	3	3	1	2	1	3	2	3	5	4	4	4	2	4	4	4
CFS155	Land at Fossetts Farm, Rochford	225	✓	✓	Deliverable (subject to policy)	5	3	1	3	5	4	5	5	5	2	1	5	2	3	5	5	5	5	2	5	3	3	3	5	2	3	5	5	2	4	5	4	4	4	3	4	4	4
CFS164	Lubards Lodge Farm, Rayleigh	931	✓	✓	Developable (subject to policy)	5	2	1	4	5	4	4	5	2	5	1	5	2	3	5	5	5	5	2	5	3	4	3	5	3	3	5	3	3	4	5	4	4	5	4	4	4	5
CFS260A	Land North of Bournes Green Chase	275	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	4	2	2	5	3	2	4	5	4	4	4	3	4	4	4
CFS260AA	Land North of Bournes Green Chase	108	✓	✓	Deliverable (Subject to Policy)	4	2	2	3	5	3	5	5	5	2	1	5	3	3	5	5	5	5	2	5	3	3	3	4	1	2	5	3	2	4	5	4	4	4	2	4	4	4
CFS260AB	Land North of Bournes Green Chase	225	✓	✓	Deliverable (Subject to Policy)	5	3	1	3	5	3	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	2	1	2	1	3	3	3	5	4	4	4	1	4	4	4
CFS260AC	Land North of Bournes Green Chase	1301	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	1	5	5	5	5	2	5	3	3	3	3	1	2	1	3	2	3	5	4	4	4	2	4	5	4
CFS260AD	Land North of Bournes Green Chase	75	✓	✓	Deliverable (Subject to Policy)	4	3	1	3	5	3	5	5	5	2	1	5	2	1	5	5	5	5	5	5	3	3	3	2	1	2	1	3	3	3	5	4	4	4	2	4	4	4
CFS260AE	Land North of Bournes Green Chase	321	✓	✓	Deliverable (Subject to Policy)	5	3	1	3	5	4	5	5	5	2	1	5	3	2	5	5	5	5	2	5	3	3	3	2	1	2	1	3	2	2	5	4	4	4	1	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus	Bus	Train	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS260AF	Land North of Bournes Green Chase	184	✓	✓	Deliverable (Subject to Policy)	5	3	1	3	5	4	5	5	5	5	1	5	3	1	5	5	5	5	5	5	3	3	3	2	1	2	1	3	2	2	5	4	4	4	1	4	4	4
CFS260AG	Land North of Bournes Green Chase	185	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	1	5	5	5	5	2	5	3	3	3	4	1	2	5	3	2	4	5	4	4	4	2	4	4	4
CFS260AH	Land North of Bournes Green Chase	2198	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	1	1	5	5	5	5	2	5	3	3	3	2	1	2	1	3	3	3	5	5	4	4	1	4	5	4
CFS260AI	Land North of Bournes Green Chase	594	✓	✓	Deliverable (Subject to Policy)	4	3	1	3	5	1	5	5	5	2	1	5	2	1	5	5	5	5	5	5	3	3	3	3	1	2	5	3	2	3	5	4	4	4	2	4	4	4
CFS260AK	Land North of Bournes Green Chase	56	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	2	1	2	5	3	2	2	2	4	4	4	1	4	4	4
CFS260B	Land North of Bournes Green Chase	1010	✓	✓	Deliverable (Subject to Policy)	4	2	1	3	5	3	5	5	5	2	1	5	2	1	5	5	5	5	5	5	3	3	3	5	1	2	5	3	2	3	5	4	4	4	1	4	5	4
CFS260C	Land North of Bournes Green Chase	286	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	1	5	5	5	5	2	5	3	3	3	5	1	2	5	3	2	3	5	4	4	4	2	4	4	4
CFS260D	Land North of Bournes Green Chase	275	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	2	3	5	2	5	5	5	5	3	3	3	4	1	2	5	3	2	3	5	4	4	4	3	4	4	4
CFS260F	Land North of Bournes Green Chase	128	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	2	3	5	5	5	5	2	5	3	3	3	3	1	2	1	3	2	3	5	4	4	4	2	4	4	4
CFS260G	Land North of Bournes Green Chase	143	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	3	1	2	1	2	2	3	5	4	4	4	1	4	4	4
CFS260H	Land North of Bournes Green Chase	1713	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	5	1	5	2	1	5	5	5	5	2	5	3	3	3	3	1	2	5	3	2	3	5	5	4	4	1	4	5	4
CFS260I	Land North of Bournes Green Chase	122	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	5	1	5	3	1	5	5	5	5	5	5	3	3	3	5	1	2	1	3	5	4	5	4	4	4	1	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus	Bus	Train	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS260J	Land North of Bournes Green Chase	117	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	2	5	5	5	5	2	5	3	3	3	5	1	2	5	3	2	3	5	4	4	4	2	4	4	4
CFS260K	Land North of Bournes Green Chase	2827	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	2	1	5	2	1	5	5	5	5	2	5	3	3	3	3	1	2	1	3	2	2	5	5	4	4	2	4	5	4
CFS260L	Land North of Bournes Green Chase	493	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	3	5	5	5	5	5	5	3	3	3	3	1	1	1	3	2	3	5	4	4	4	2	4	4	4
CFS260M	Land North of Bournes Green Chase	277	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	3	1	2	1	3	2	3	5	4	4	4	3	4	4	4
CFS260N	Land North of Bournes Green Chase	53	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	2	1	5	3	3	5	5	5	5	2	5	3	3	3	5	2	2	5	3	2	4	5	4	4	4	3	4	4	4
CFS260O	Land North of Bournes Green Chase	210	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	4	5	5	5	2	1	5	3	3	5	2	5	5	2	5	3	3	3	4	3	2	5	3	2	4	5	4	4	4	3	4	4	4
CFS260T	Land North of Bournes Green Chase	2493	✓	✓	Deliverable (Subject to Policy)	5	2	1	3	5	3	5	5	5	2	1	5	3	1	5	5	5	5	2	5	3	3	3	3	1	1	1	3	2	2	5	5	4	4	2	4	5	4
CFS260W	Land North of Bournes Green Chase	868	✓	✓	Deliverable (Subject to Policy)	4	2	2	3	5	2	5	1	5	2	1	5	2	1	5	5	5	5	5	5	3	3	3	5	2	3	5	3	2	4	5	4	4	4	3	4	4	4
CFS260X	Land North of Bournes Green Chase	988	✓	✓	Deliverable (Subject to Policy)	4	2	2	3	5	2	5	5	5	2	1	5	3	2	5	5	5	5	5	5	3	3	3	5	1	3	1	3	2	4	5	4	4	4	3	4	4	4
CFS260Y	Land North of Bournes Green Chase	670	✓	✓	Deliverable (Subject to Policy)	5	2	2	3	5	3	5	5	5	2	1	5	3	3	5	5	5	5	2	5	3	3	3	5	2	3	5	3	2	4	5	4	4	4	3	4	4	4
CFS260Z	Land North of Bournes Green Chase	1317	✓	✓	Deliverable (Subject to Policy)	5	3	1	3	5	4	5	5	5	2	1	5	3	2	5	5	5	5	2	5	3	3	3	5	1	3	5	5	2	4	5	4	4	4	3	4	5	4







Cluster Level Results for East of Wickford (also see Rawreth)

Cluster Level Results for East of Wickford (also see Rawreth)

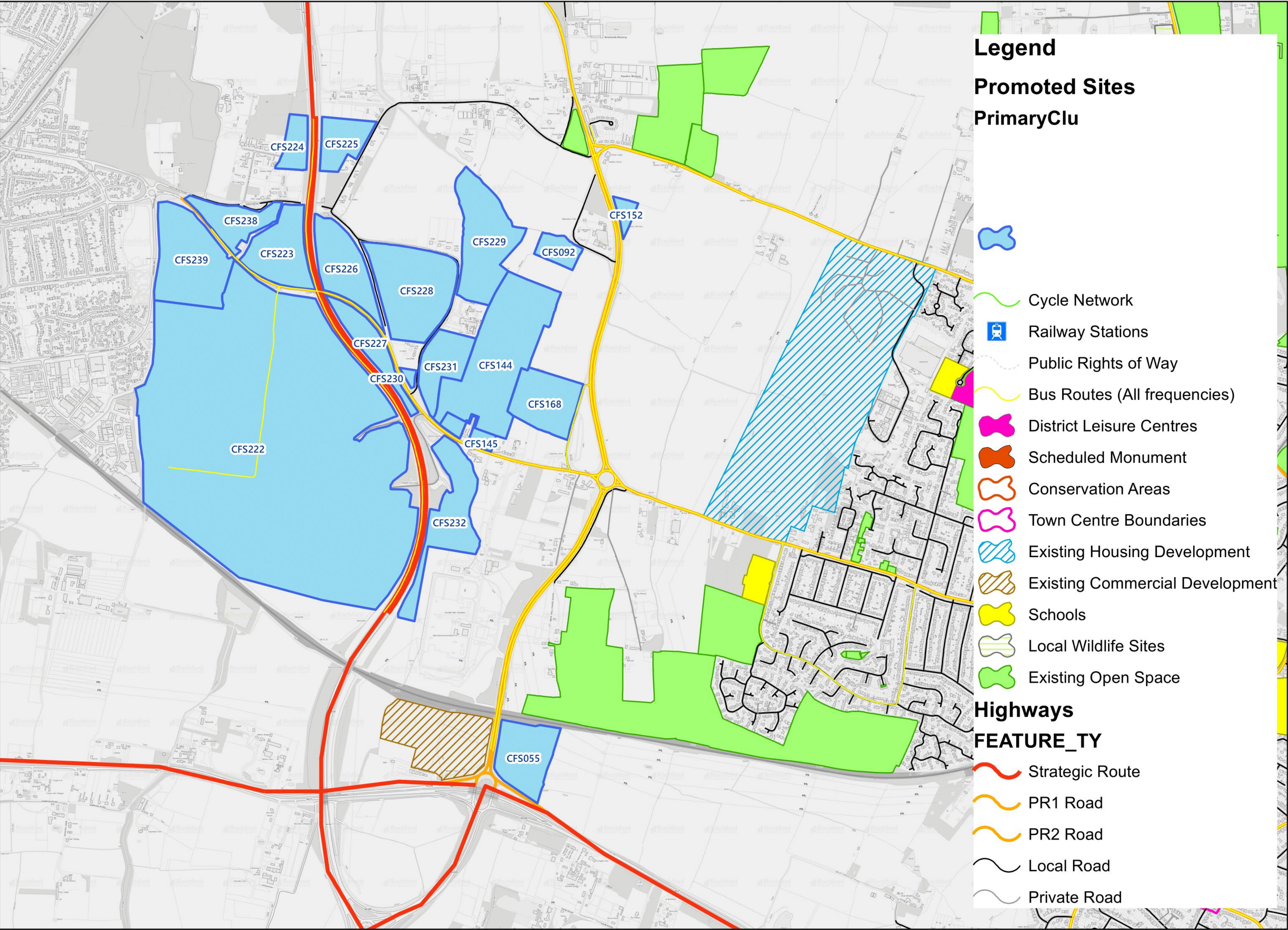
General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient	International	National	Local	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus	Bus	Train	Walking	Cycling	Public Rights	Distance to	Access	Primary	Secondary	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS055	Fairlawns Farm, Arterial Road, Rayleigh	126	✓	✓	Deliverable (subject to policy)	5	3	2	4	5	5	4	5	5	5	1	5	3	3	5	5	5	2	5	5	3	3	3	1	1	1	5	2	2	5	5	1	4	4	1	4	4	4
CFS092	Moat Farm, Chelmsford Rd, Rawreth, Wickford	16	✓	✗	Deliverable (subject to policy)	2	3	1	4	5	4	5	5	5	5	1	5	1	1	5	5	5	5	5	5	3	4	3	4	1	2	5	3	2	5	5	4	4	4	4	4	4	4
CFS144	Land adj Chichester Hall, London Road, Rawreth	135	✓	✓	Deliverable (subject to policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	4	5	2	5	3	3	4	5	4	4	4	2	4	4	4
CFS145	Land adj Chichester Hall, London Road, Rawreth	19	✓	✗	Deliverable (subject to policy)	4	3	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	5	5	2	5	3	3	5	5	4	4	4	2	4	4	4
CFS146	Land at Rawreth Hall Farm, Rawreth	905	✓	✓	Deliverable (subject to policy)	4	2	2	4	5	4	5	5	5	5	1	5	1	1	5	5	5	5	2	5	3	3	3	4	1	2	5	3	1	4	5	4	4	4	5	4	4	4
CFS147	Land North of London Road, Rawreth	586	✓	✓	Deliverable (subject to policy)	4	2	2	4	5	5	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	5	4	3	5	3	2	5	5	4	4	4	3	4	4	4
CFS152	Cherry Hill Farm, Chelmsford Road, Rawreth	24	✗	✗	Deliverable (subject to policy)	5	3	2	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	5	3	5	2	2	5	3	2	5	5	4	4	4	5	4	4	4
CFS168	Rayleigh Golf Range, Chelmsford Road, Rawreth	126	✓	✓	Deliverable (subject to policy)	5	3	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	2	4	4	2	5	3	2	5	5	4	4	4	3	4	4	4



General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities						
HELAA Ref	Address	Capacity	Housing?	Commercial?	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus (within 400m)	Bus (within 800m)	Train (within 400m)	Walking (within 400m)	Cycling (within 400m)	Public Rights of Way	Distance to nearest station	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment
CFS222	Land at Dollymans Farm, Doublegate Lane, Rawreth,	3491	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	2	1	5	2	3	5	5	5	2	5	5	3	4	2	3	1	2	5	3	3	5	5	5	4	4	1	4	5	4
CFS223	Land at Dollymans Farm, Doublegate Lane, Rawreth,	195	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	1	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	5	5	4	4	4	1	4	4	4
CFS224	Land at Dollymans Farm, Doublegate Lane, Rawreth,	66	✓	✓	Deliverable (Subject to Policy)	2	3	1	4	5	4	5	5	5	5	1	5	3	2	5	5	5	5	5	5	3	3	3	4	1	2	5	3	3	5	3	4	4	4	1	4	4	4
CFS225	Land at Dollymans Farm, Doublegate Lane, Rawreth,	79	✓	✓	Deliverable (Subject to Policy)	2	3	1	4	5	4	5	5	5	5	1	5	3	3	5	5	5	5	5	5	3	3	3	2	1	2	5	3	3	4	5	4	4	4	3	4	4	4
CFS226	Land at Dollymans Farm, Doublegate Lane, Rawreth,	192	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	3	5	5	5	5	2	5	3	3	3	4	1	2	5	3	3	4	5	4	4	4	1	4	4	4
CFS227	Land at Dollymans Farm, Doublegate Lane, Rawreth,	104	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	5	4	2	5	3	3	5	3	4	4	4	2	4	4	4
CFS228	Land at Dollymans Farm, Doublegate Lane, Rawreth,	321	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	3	5	5	5	5	2	5	3	3	3	4	4	2	5	3	3	4	5	4	4	4	2	4	4	4

General			Deliverability			Flood Risk		Green Belt	Landscape	Biodiversity and Ecology					Sustainable Use of Resources		Air Quality	Heritage	Site Conditions and Hazards							Regeneration and Growth			Transport Sustainability								Access to facilities							
HELAA Ref	Address	Capacity	Housing? <small>(Residential)</small>	Commercial? <small>(Commercial)</small>	Deliverability Category	Overall Risk	Critical	Harm	Harm	Ancient Woodland	International Habitats	National Habitats	Local Habitats	TPO	Minerals	ALQ	AQMA	Archaeology	Built Assets	LSA Public Open Space	Pipeline	Explosives	Pylons	Water	Topography	Deprivation	Brownfield	Jobs	Bus <small>(within 400m)</small>	Bus <small>(within 800m)</small>	Train <small>(within 400m)</small>	Walking <small>(within 400m)</small>	Cycling <small>(within 400m)</small>	Public Rights <small>(within 400m)</small>	Distance to Nearest Access	Access	Primary School	Secondary School	Healthcare	Open Spaces	Town Centre	Local Centre	E3loyment	
CFS229	Land at Dollymans Farm, Doublegate Lane, Rawreth,	29	✓	✓	Not deliverable or developable	2	3	1	4	5	4	5	5	5	5	1	5	2	2	5	5	5	5	5	5	3	3	3	4	1	2	5	3	2	4	3	4	4	4	2	4	4	4	4
CFS230	Land at Dollymans Farm, Doublegate Lane, Rawreth,	5	✓	✓	Deliverable (Subject to Policy)	3	3	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	5	2	5	3	3	3	5	4	2	5	3	3	5	5	4	4	4	2	4	4	4	4
CFS231	Land at Dollymans Farm, Doublegate Lane, Rawreth,	115	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	3	5	5	5	5	5	5	3	3	3	5	4	2	5	3	3	5	5	4	4	4	2	4	4	4	4
CFS232	Land at Dollymans Farm, Doublegate Lane, Rawreth,	226	✓	✓	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	3	3	5	5	5	2	5	5	3	3	3	4	4	2	5	3	3	5	3	4	4	4	2	4	4	4	4
CFS238	Shotgate Farm, London Road, Wickford (North)	123	✓	✗	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	2	1	5	5	5	5	2	5	3	4	3	5	4	2	5	3	3	5	5	4	4	4	1	4	4	4	4
CFS239	Shotgate Farm, London Road, Wickford (South)	312	✓	✗	Deliverable (Subject to Policy)	4	3	1	4	5	5	5	5	5	5	1	5	3	2	5	5	5	2	5	5	3	3	3	5	4	2	5	3	3	5	5	4	4	4	1	4	4	4	4









## Appendix 2 – Relationship between Plan Objectives, SA Objectives and SAP Themes

Plan Objective	Relevant SA Objective(s) <sup>†</sup>	SAP Theme(s)
<b>Strategic Priority 1: The homes and jobs needed in the area</b>		
<u>Strategic Objective 1:</u> To facilitate the delivery of sufficient, high quality and sustainable homes to meet local community needs, through working with our neighbours in South Essex and prioritising the use of previously developed land first.	<ul style="list-style-type: none"> <li>• Cater for existing and future residents' needs as well as the needs of different groups in the community</li> <li>• Promote the efficient and sustainable use of natural resources.</li> </ul>	<ul style="list-style-type: none"> <li>• Site Availability</li> <li>• Site Achievability</li> <li>• Regeneration and Growth</li> </ul>
<u>Strategic Objective 2:</u> To plan for the mix of homes needed to support our current and future residents, in particular viably addressing affordability issues and supporting our ageing population.	<ul style="list-style-type: none"> <li>• Cater for existing and future residents' needs as well as the needs of different groups in the community</li> </ul>	N/A
<u>Strategic Objective 3:</u> To build on the existing strengths of our local economy, effectively plan to meet changing business needs and strengthen our competitiveness through supporting our new and expanding home grown businesses, facilitating the delivery of more local job opportunities, enabling rural diversification and encouraging inward investment.	<ul style="list-style-type: none"> <li>• Support a strong, diverse and resilient economy that provides opportunities for all.</li> </ul>	<ul style="list-style-type: none"> <li>• Regeneration and Growth</li> </ul>
<u>Strategic Objective 4:</u> To facilitate accelerated growth in our local economy through supporting the delivery of suitably located land which meets businesses needs at each stage of their lifecycle (including delivering grow-on space to enable local businesses to flourish), the continued functioning of London Southend Airport as a thriving regional airport, serving London and the South East, as well as supporting the continued growth and innovation at the Airport Business Park.	<ul style="list-style-type: none"> <li>• Support a strong, diverse and resilient economy that provides opportunities for all</li> </ul>	<ul style="list-style-type: none"> <li>• Site Availability</li> <li>• Site Achievability</li> </ul>
<u>Strategic Objective 5:</u> To enable the upskilling of our residents to match skills with local job opportunities by supporting the provision of accessible, modern and good quality schools, higher and further education and bespoke training facilities to meet the expectations of employers and our local workforce.	<ul style="list-style-type: none"> <li>• Support a strong, diverse and resilient economy that provides opportunities for all</li> </ul>	N/A

<sup>†</sup> Plan objectives and SA objectives are interrelated and complementary with both themselves and each other; as a result, most objectives in one category are likely to relate to most objectives in the other to some extent. For the purposes of this table and process, the most directly relevant SA objectives have been listed but this is not intended to be taken as an exhaustive list



<p><u>Strategic Objective 6:</u> To ensure that all new homes and commercial premises are built to the highest attainable quality, design and sustainability standards with a good level of access to green space and the countryside.</p>	<ul style="list-style-type: none"> <li>• Improve the health and wellbeing of Rochford District's residents</li> <li>• Promote climate change mitigation in Rochford District</li> <li>• Protect and enhance the character and quality of the District's landscapes and townscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Facilities and Services</li> </ul>
<p><b>Strategic Priority 2: The provision of retail, leisure and other commercial development</b></p>		
<p><u>Strategic Objective 7:</u> To support the vibrancy, vitality and distinctiveness of our local town centres through planning to meet local niche shopping and leisure needs in Rayleigh, Hockley and Rochford.</p>	<ul style="list-style-type: none"> <li>• Support a strong, diverse and resilient economy that provides opportunities for all.</li> <li>• To maintain and enhance community and settlement identity</li> </ul>	<ul style="list-style-type: none"> <li>• Facilities and Services</li> </ul>
<p><u>Strategic Objective 8:</u> To support the continued use and sustainability of our village and neighbourhood centres which serve the local need of current and future residents.</p>	<ul style="list-style-type: none"> <li>• Support a strong, diverse and resilient economy that provides opportunities for all.</li> <li>• To maintain and enhance community and settlement identity</li> </ul>	<ul style="list-style-type: none"> <li>• Facilities and Services</li> </ul>
<p><b>Strategic Priority 3: The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)</b></p>		
<p><u>Strategic Objective 9:</u> To ensure that all new homes and commercial premises are supported by appropriate, timely and necessary infrastructure to mitigate potential impact, including those relating to transport, utilities, telecommunications (including broadband), open spaces and greenways, flood risk, education, health and other community facilities.</p>	<ul style="list-style-type: none"> <li>• Cater for existing and future residents' needs as well as the needs of different groups in the community</li> <li>• To maintain and enhance community and settlement identity.</li> <li>• Improve the health and wellbeing of Rochford District's residents</li> <li>• Promote sustainable transport use and 1uce the need to travel.</li> </ul>	<ul style="list-style-type: none"> <li>• Facilities and Services</li> </ul>

<u>Strategic Objective 10:</u> To work with our neighbouring authorities in South Essex and beyond, and Essex County Council, as the highway authority for our district, to deliver meaningful improvements to the strategic and local highway network.	<ul style="list-style-type: none"> <li>Promote sustainable transport use and reduce the need to travel.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Sustainability</li> </ul>
<u>Strategic Objective 11:</u> To facilitate a change in the way residents travel through encouraging walking, cycling and the use of passenger and public transport – and interchanges between them – reducing out-commuting wherever possible, and ensuring that all new homes and commercial premises are in accessible locations offering a choice of ways to travel sustainably both locally and within the wider network.	<ul style="list-style-type: none"> <li>Improve the health and wellbeing of Rochford District's residents</li> <li>Promote sustainable transport use and reduce the need to travel.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Sustainability</li> </ul>
<u>Strategic Objective 12:</u> To plan for effective waste management by encouraging adherence to the waste hierarchy, working with Essex County Council to make best use of mineral deposits resources and mineral and waste facilities, including safeguarding resources and infrastructure, supporting renewable energy generation and energy efficiency as part of all new homes and commercial premises developed, as well as supporting efficient water use.	<ul style="list-style-type: none"> <li>Promote the efficient and sustainable use of natural resources</li> <li>Promote climate change mitigation in Rochford District</li> <li>Support the resilience of Rochford District to the potential effects of climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable Use of Resources</li> </ul>
<u>Strategic Objective 13:</u> To plan for effective flood risk and coastal change management across the district and working with Essex County Council as the Lead Local Flood Authority, Anglian Water, and the Environment Agency in the delivery of improved drainage infrastructure and sustainable drainage solutions, including effective use of SuDS	<ul style="list-style-type: none"> <li>Promote climate change mitigation in Rochford District</li> <li>Support the resilience of Rochford District to the potential effects of climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk</li> </ul>
<b>Strategic Priority 4: The provision of health, security, community and cultural infrastructure and other local facilities</b>		
<u>Strategic Objective 14:</u> To work with Essex County Council and healthcare commissioners and providers to ensure that our district's residents have access to good quality social and health and well-being services.	<ul style="list-style-type: none"> <li>Improve the health and wellbeing of Rochford District's residents</li> </ul>	<ul style="list-style-type: none"> <li>Facilities and Services</li> <li>Regeneration and Growth</li> </ul>
<u>Strategic Objective 15:</u> To protect and enhance leisure, sport, recreation and community facilities and to support the delivery of a multi-functional green infrastructure network across our district and along the coastline, connecting to neighbouring areas in South	<ul style="list-style-type: none"> <li>Improve the health and wellbeing of Rochford District's residents</li> </ul>	<ul style="list-style-type: none"> <li>Facilities and Services</li> </ul>

Essex and beyond, to promote healthy and active lifestyles, and improve physical and mental health and well-being.	<ul style="list-style-type: none"> <li>Promote sustainable transport use and 1uce the need to travel.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Sustainability</li> <li>Regeneration and Growth</li> </ul>
<u>Strategic Objective 16:</u> To support the development and promotion of our cultural and environmental assets, and diversification of rural activities, to strengthen our district's green tourism offer as a complement to neighbouring areas.	<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identity</li> <li>Support a strong, diverse and resilient economy that provides opportunities for all.</li> </ul>	N/A
<u>Strategic Objective 17:</u> To ensure that all new developments and the public realm are well designed and safe environments by balancing the principles of Essex design guidance with designing out crime and designing in community safety.	<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identity</li> <li>Improve the health and wellbeing of Rochford District's residents</li> <li>Protect and enhance the significance of the District's historic environment, heritage assets and their settings.</li> </ul>	<ul style="list-style-type: none"> <li>Site Conditions and Hazards</li> </ul>
<u>Strategic Objective 18:</u> To support the timely delivery of suitable primary, secondary, higher and further education facilities, and early years and childcare facilities, working in partnership with Essex County Council and other education providers.	<ul style="list-style-type: none"> <li>Support a strong, diverse and resilient economy that provides opportunities for all.</li> <li>Cater for existing and future residents' needs as well as the needs of different groups in the community</li> </ul>	<ul style="list-style-type: none"> <li>Facilities and Services</li> </ul>
<u>Strategic Objective 19:</u> To support the vitality of our rural and village communities by harnessing the complete neighbourhoods model to improve the availability, accessibility and diversity of important local services, working to safeguard existing community assets and promoting strategies that would introduce new facilities and services into these areas	<ul style="list-style-type: none"> <li>Cater for existing and future residents' needs as well as the needs of different groups in the community</li> <li>To maintain and enhance community and settlement identity.</li> <li>Improve the health and wellbeing of Rochford District's residents</li> <li>Promote sustainable transport use and 1uce the need to travel.</li> <li>Support a strong, diverse and resilient economy that provides opportunities for all.</li> </ul>	<ul style="list-style-type: none"> <li>Facilities and Services</li> <li>Regeneration and Growth</li> <li>Transport Sustainability</li> </ul>

<b>Strategic Priority 5: Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape</b>		
<u>Strategic Objective 19:</u> To protect, maintain and enhance our district's natural environment, geology and biodiversity, including our open spaces, recreational areas and our extensive coastline, as well as support wildlife, to create habitat networks and reduce fragmentation.	<ul style="list-style-type: none"> <li>• Protect and enhance biodiversity within and surrounding the District.</li> </ul>	<ul style="list-style-type: none"> <li>• Biodiversity and Ecology</li> <li>• Facilities and Services</li> </ul>
<u>Strategic Objective 20:</u> To ensure that our district's Green Belt continues to serve its five purposes, in particular retaining the openness of the area, protecting valued landscapes, such as the Upper Roach Valley and our coastal areas, retaining the physical separation between our towns and villages, as well as those in neighbouring areas of South Essex and beyond.	<ul style="list-style-type: none"> <li>• Protect and enhance the character and quality of the District's landscapes and townscapes.</li> <li>• Promote the efficient and sustainable use of natural resources.</li> </ul>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Landscape</li> </ul>
<u>Strategic Objective 21:</u> To preserve and enhance the quality of our district's built and historic environment, including within our 50 Conservation Areas, by promoting high quality design that responds to local character and distinctiveness to create a sense of place.	<ul style="list-style-type: none"> <li>• Protect and enhance the significance of the District's historic environment, heritage assets and their settings.</li> <li>• Protect and enhance the character and quality of the District's landscapes and townscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Regeneration and Growth</li> </ul>
<u>Strategic Objective 22:</u> To mitigate and adapt to the forecasted impacts of climate change, including the water environment, air quality, biodiversity and flooding, support more efficient use of energy and natural resources and facilitate an increase in the use of renewable and low carbon energy facilities.	<ul style="list-style-type: none"> <li>• Improve air, soil and water quality.</li> <li>• Promote climate change mitigation in Rochford District</li> <li>• Support the resilience of Rochford District to the potential effects of climate change.</li> </ul>	<ul style="list-style-type: none"> <li>• Flood Risk</li> <li>• Air Quality</li> <li>• Sustainable Use of Resources</li> </ul>